



PROPERTY OVERVIEW

KatalYST Commercial by KW is pleased to exclusively present **1060 Madison St. Norwalk, IA 50211** is a newly constructed **19,505 SF** industrial condominium building situated on **3.2 acres** within Norwalk's rapidly expanding industrial corridor. Priced at approximately **\$161 per square foot** — at replacement cost — with a fully transferable 100% property tax abatement valued at approximately **\$390,000 over five years**, the property offers an owner-user contractor, distributor, or light-industrial operator an immediate operational footprint with substantial expansion capacity through the included pad-ready Phase 2 site.

The property benefits from a **100% property tax abatement** from the City of Norwalk for five consecutive years, beginning with the 2027 tax year. The abatement is committed to the property, runs with the sale, and transfers to the buyer at closing without application requirement. Based on projected assessed value, the **total estimated tax savings** to the owner over the abatement period is approximately **\$390,000**. This structure meaningfully reduces effective operating cost during the initial ownership period and enhances yield for both owner-users and investors.

FOR SALE

Investment Summary

Address	1060 Madison St.
City, State, Zip Code	NORWALK, IA 50211
Price	\$3,050,000
Building / SF	19,500
Price/SF	\$156.41
Lease Rate	\$9.75 NNN
Lease Term	5 Years
Lot Size	3.20 Acres
Clear height	18
Grade Doors	15
Power	200 Amp Electrical

JARED HUSMANN

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4001 Westown Parkway,
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PROPERTY HIGHLIGHTS

- Newly constructed **19,505 SF PEMB** on **3.2 acres** in Norwalk's growth corridor
- **100% tax abatement for 5 years** — approximately **\$390,000** in savings transfers with sale
- Priced at **\$156/SF (replacement cost)**
- **Pad-ready** Phase 2 site included for **future expansion**
- **15 overhead** doors, **22-foot** clear heights, **M-1 zoning permits** outdoor storage

PROPERTY PHOTOS



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LOCATION MAP



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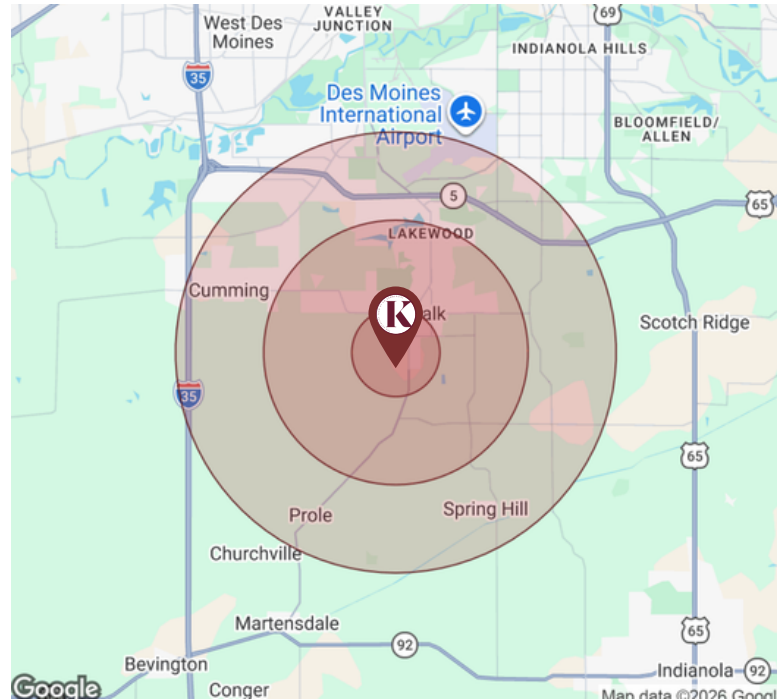
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Male	1,334	8,443	11,738
Female	1,434	8,723	11,975
Total Population	2,768	17,166	23,713
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,535	15,539	20,770
Black	35	304	486
Am In/AK Nat	1	14	19
Hawaiian	1	2	2
Hispanic	122	790	1,639
Asian	35	228	358
Multiracial	39	280	420
Other	N/A	14	19
Housing	1 Mile	3 Miles	5 Miles
Total Units	1,178	6,905	9,665
Occupied	1,102	6,489	9,057
Owner Occupied	863	5,221	7,323
Renter Occupied	239	1,268	1,734
Vacant	76	415	608
Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	560	3,616	4,892
Ages 15 - 24	344	2,063	2,880
Ages 25 - 54	1,176	7,253	9,860
Ages 55 - 64	276	1,894	2,738
Ages 65+	411	2,339	3,342
Income	1 Mile	3 Miles	5 Miles
Median	\$91,508	\$104,413	\$99,218
Under \$15k	37	469	591
\$15k - \$25k	121	225	375
\$25k - \$35k	10	182	297
\$35k - \$50k	74	501	850
\$50k - \$75k	184	793	1,215
\$75k - \$100k	189	913	1,238
\$100k - \$150k	266	1,491	1,993
\$150k - \$200k	130	855	1,108
Over \$200k	91	1,061	1,389



TO LEARN MORE ON
THIS PROPERTY
SCAN THE QR CODE



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