



±50,750 SF of Industrial Space For Sale or Lease

403 W 1st Street, Wilton, IA 52788

This 50,750 SF rail-served industrial property which includes a 41,202 SF main industrial building and 9,548 SF storage garage, constructed in phases between 1989 and 2016.

The facility offers 16'–37' clear heights, five overhead doors, two dock doors, and heavy power with two 600-amp 480V three-phase services, allowing flexibility for manufacturing, processing, storage, or distribution users.

The site is rail-served by Iowa Interstate Railroad with connectivity to Class I railroads and is located just 5.3 miles from Interstate 80, providing strong transportation access.

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Property Details



Property Address 403 W 1st Street
Wilton, IA 52788

Property Type Industrial
(M1 Light Industrial)

Building Size (SF) ±50,750 SF

Number of Buildings 2

Site Size 4.38 acres

Year Built 1990/2005 (renovated)

Clear Height Range from 16'-37'

Dock Doors 2

Drive In Doors 3

Overhead Doors 5

Construction Steel

Rail Access Yes

Power 600a/3p

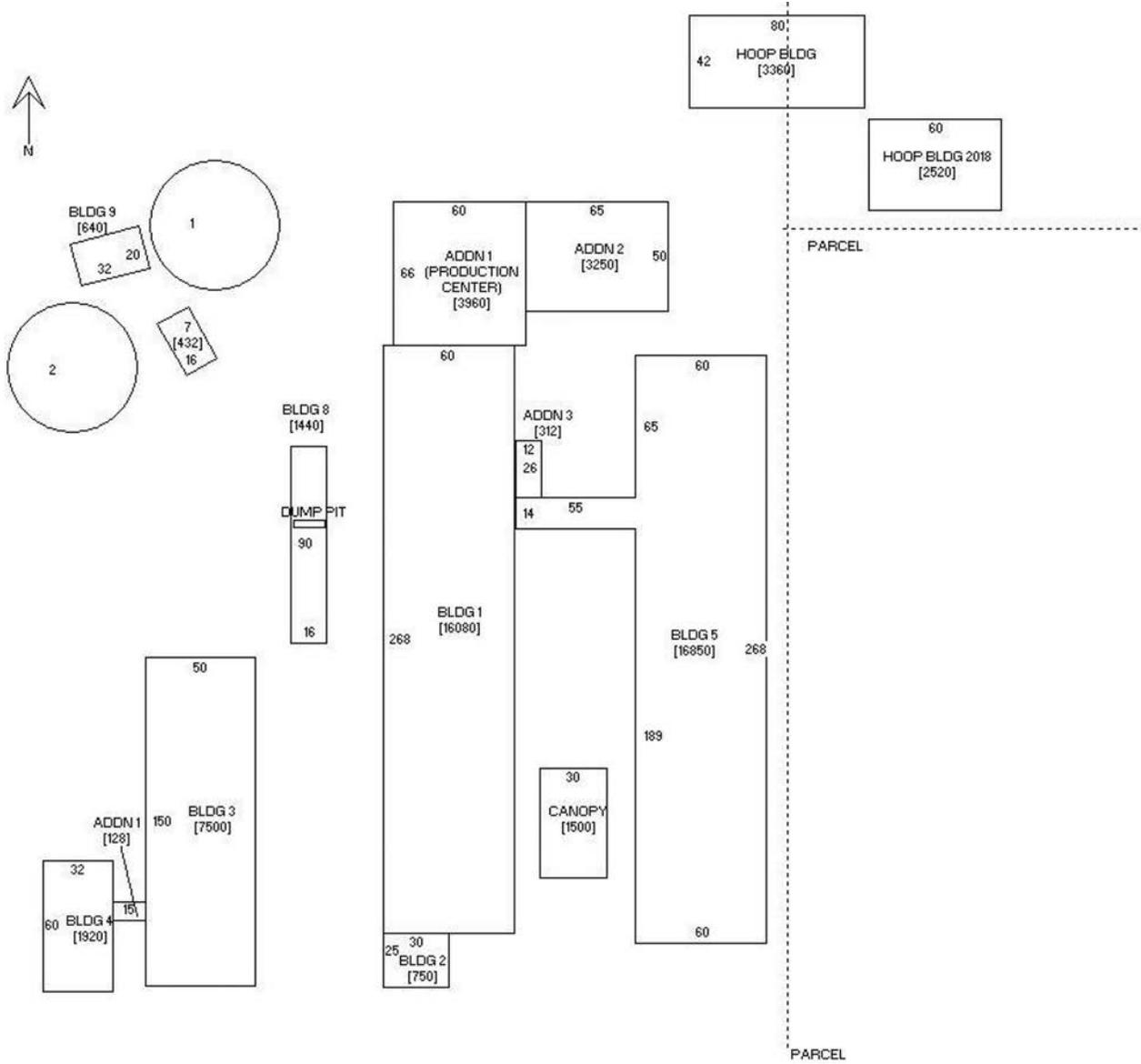
Lease Rate \$2.75 - 3.75 PSF NNN

Sale Price: \$975,000

Property Photos



Floor Plan

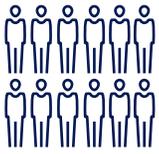


Sketch by www.camavision.com



Location Overview

Muscatine County



2025
Population

42,291



2025 Average
Household Income

\$93,563



2025 Daytime
Work Population

22,829



Households

16,763



Businesses

1,564

Web Links:

[Wilton, IA](#)

[Muscatine County](#)



Contact Us:

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Accelerating success.