



THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

803 SW Lorraine St. Leon, IA

195,584 SF

For Sale - \$5,500,000

For Lease - \$3-4/PSF NNN



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803 SW Lorraine Street

Nearly 200,000 SF, the former O'Brien Brothers textile manufacturing facility is located just five miles off I-35, offering convenient access across the Midwest. Built in three phases, the property can be adapted to suit a wide range of manufacturing or warehouse needs. The site also provides ample opportunity to add dock doors, expand the truck court, or incorporate outdoor storage.

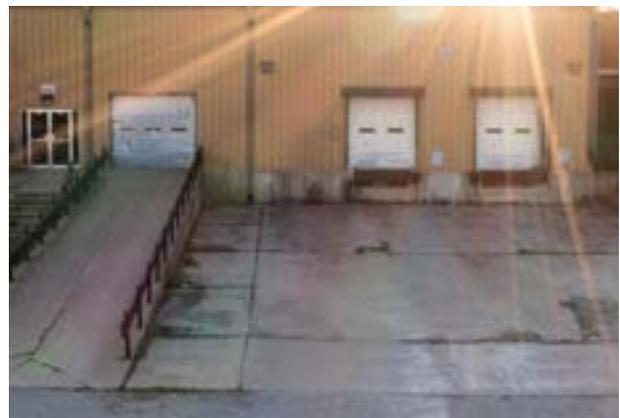


PROPERTY HIGHLIGHTS

- 195,584 SF Warehouse Space
- Open layout
- Approx 10,000 SF of build to suit office
- Ample car & truck parking
- Outside storage is permitted on the property
- 10 Acre lot

LOCATION DESCRIPTION

- Nearby highways: I-35
- 68 miles to Des Moines International Airport



Specifications

Acreage	10 acres
Year Built	1964
Year Renovated	1974 & 1984
Floors	6" concrete slab
Nearby HWY	I-35
Building Size Key Areas	195,584 sq. ft.
Build to Suit Office	10,000 sq. ft.
Ceiling Height	
Office Area & Computer Room	8'
Building 1	12'
Building 2	16'3" - 17'7"
Building 3	16'4" - 19'11"
Exterior Walls	Steel Walls
Roof	Roof system consists of Insulated Metal
Columns	Metal Columns
Column Spacing	40' x 50'

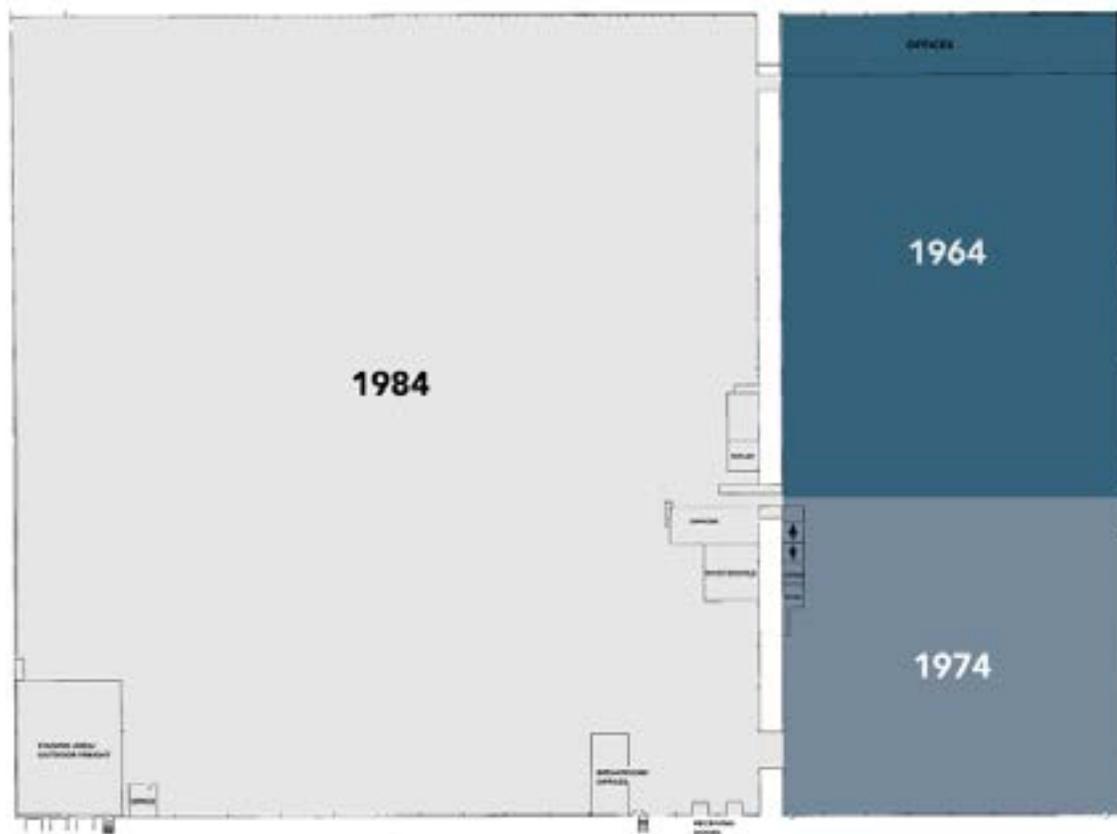
Power	2800 amp/480 volt/3phase (Alliant Energy)
Utilities	
Natural Gas	Alliant Energy
Water & Sewer	City of Leon
Sprinkler System	Wet Sprinkler system throughout building
Lighting	Fluorescent lighting throughout entire building
Dock	
Number/Size of Doors	Five - 10' docks with levers
Drive-in	
Number/Size of Doors	One - 12' Door
Dimensions	
Building 1	242' x 162'
Building 2	140' x 160'
Building 3	380' x 351'

Pricing Summary

Sale Price: \$5,500,000

Lease Rate: \$3-4.00/PSF NNN

Floor Plan



LABOR SNAPSHOT LEON, IA

The Brookshire Company utilizes cutting-edge analytics allowing us to isolate labor, economic, and demographic data within a specific radius to meet a company's needs. We tailor our analysis down to the SOC code, identifying occupations based on the exact skills and qualifications required. By analyzing key metrics we provide insights tailored to your specific market needs.

POPULATION

18,646

LABOR FORCE (AGES 16+)

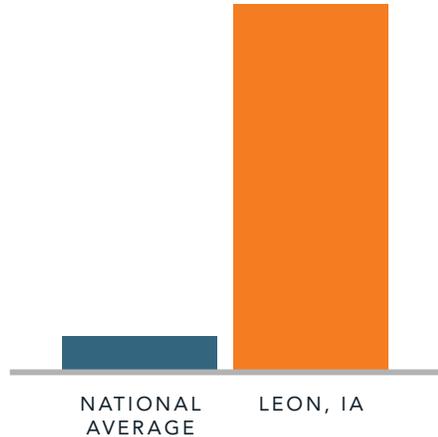
8,811

MEDIAN HOME VALUE

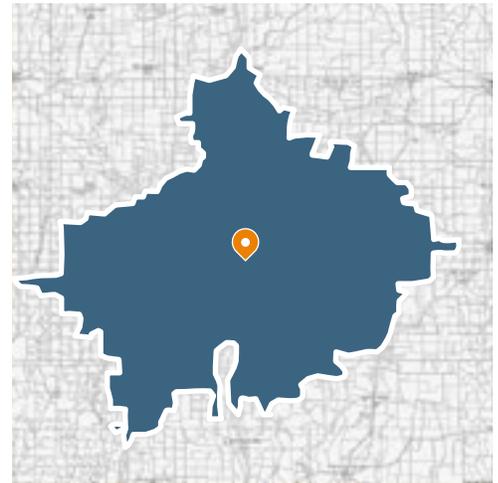
LEON, IA
\$114,567

NATIONAL AVERAGE
\$303,400

MACHINERY MANUFACTURING REPRESENTATION



30-MINUTE DRIVE-TIME RADIUS



TOP REPRESENTED INDUSTRIES

- Manufacturing
- Food Manufacturing
- Machinery Manufacturing

FOOD MANUFACTURING

Occupation Title (SOC- Based)	# Employed	Average Hourly Wage
Laborers and Material Movers	202	\$20.10/hour
Slaughterers and Meat Packers	108	\$19.62/hour
Meat, Poultry, and Fish Cutters and Trimmers	93	\$20.96/hour

MACHINERY MANUFACTURING

Occupation Title (SOC- Based)	# Employed	Average Hourly Wage
Team Assemblers	152	\$21.25/hour
Welders, Cutters, Solderers and Brazers	86	\$22.98/hour
Mechanical Engineers	32	\$40.19/hour

Please note that the statistics provided are a representation of our data capabilities for the labor market in the selected region and do not guarantee the availability of labor or its suitability for the company's needs.

For more information, contact
The Brookshire Co.

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