



Colliers

Industrial Offering Memorandum

For Sale: 167,071 SF Industrial Portfolio -
Including Over 100 Acres of Land

Fort Madison, IA Industrial Portfolio

Andy Lubinski

Vice Chair
+1 952 221 8067
andy.lubinski@colliers.com

Justin Felix

Senior Transaction Manager
+1 612 718 2234
justin.felix@colliers.com

Aaron Whitmore

Associate Vice President
+1 612 963 1377
aaron.whitmore@colliers.com

Ethan Haglund

Senior Associate
+1 952 200 6199
ethan.haglund@colliers.com

Trevor Brandvold

Associate
+1 612 816 4875
trevor.brandvold@colliers.com

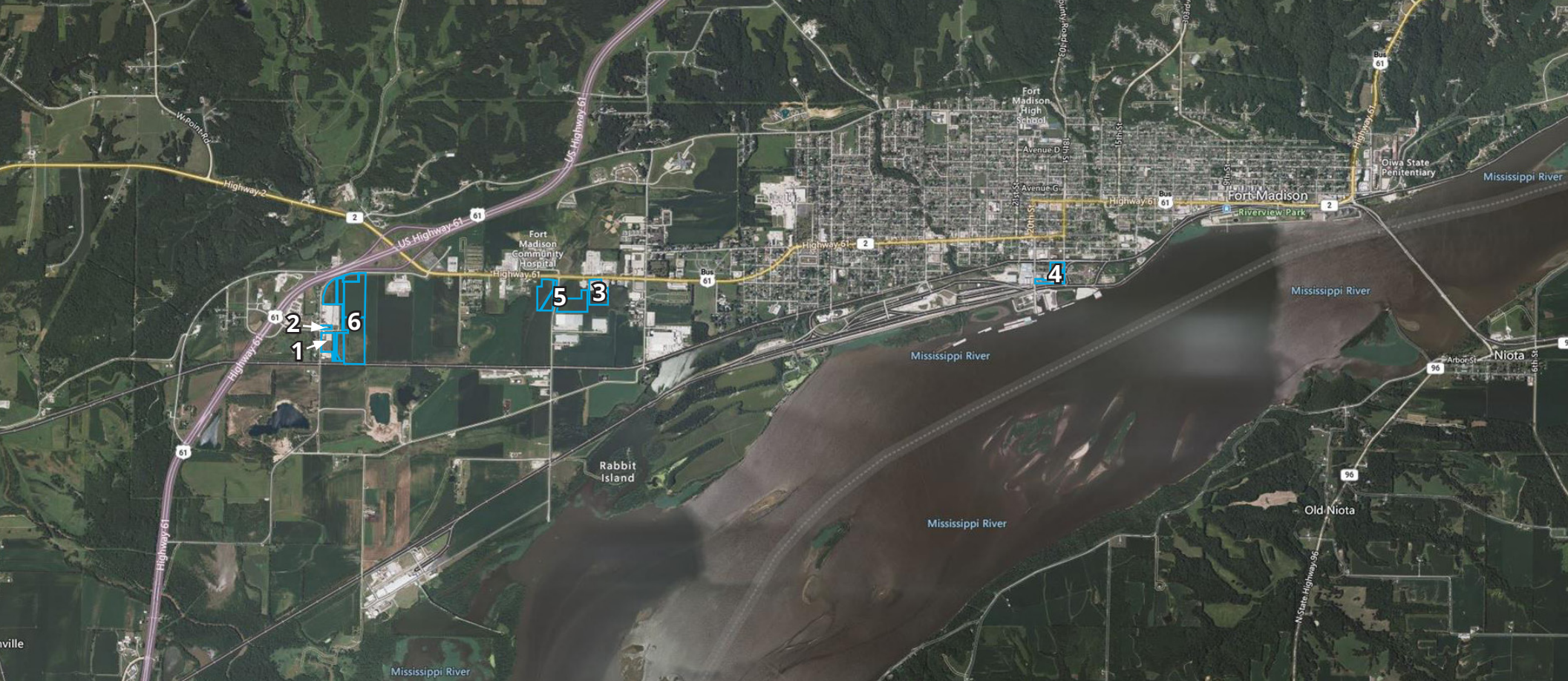
Table of Contents

03 The Offering

04 Property Highlights

10 Location Overview





The Offering

Colliers is pleased to present for sale this industrial portfolio of four industrial buildings and over 100 acres of land in Fort Madison, Iowa.

The properties can be purchased individually or as a portfolio.

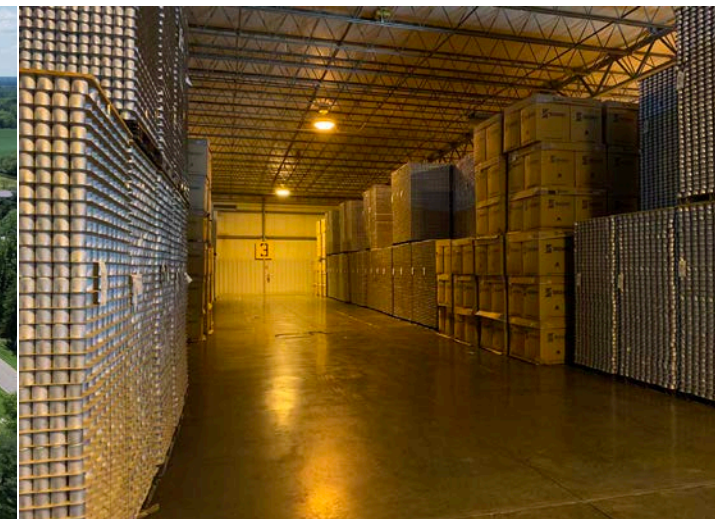
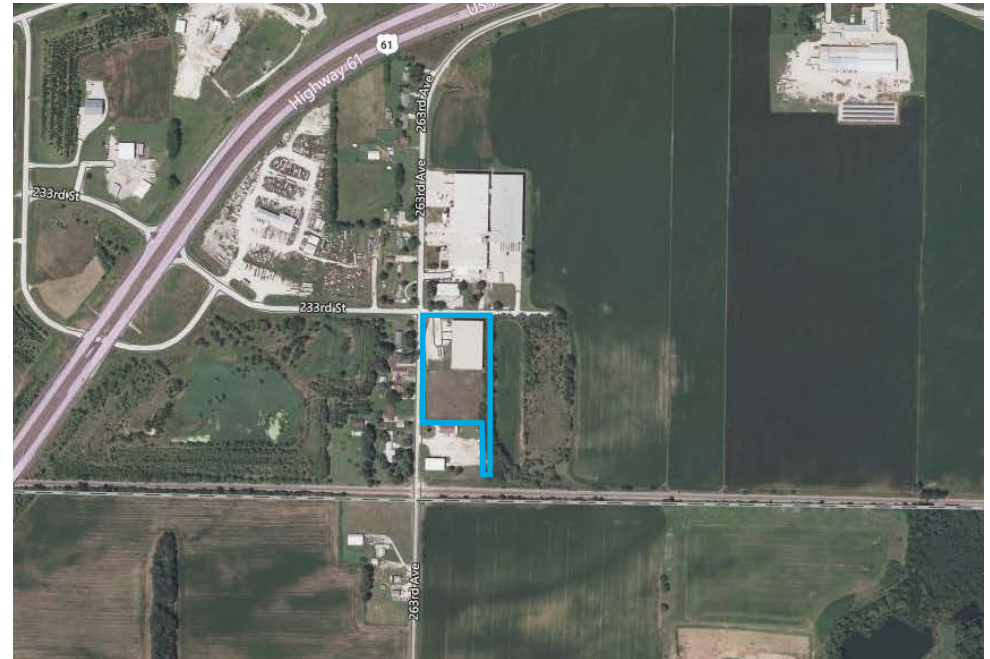
#	Address	PID's	SF	Acres
1	2336 263rd Ave	021714111760210	40,320	5.34
2	2330 263rd Ave	021714111760210	7,200	5.34
3	5012 Ave O	024714122000270	53,200	8.79
4	1810 Ave O	024715043610020	66,351	6.26
5	Ave O & 53rd St	21714121000440 21714121000400 24814122000320	N/A	24.95
6	Hwy 61 & 263rd Ave	21714111260010 21714111260100 21714111260050 21714111260070 21714111760230 21714111760220 21714111260020	N/A	54.17

Property Highlights

2336 263rd Ave, Fort Madison, IA 52627

Building SF:	40,320 SF
PID:	021714111760210
Site Size:	5.34 acres
Loading:	3 dock doors
Lighting:	LED
Year Built:	1978
2024-2025 Taxes:	\$10,646
Asking Price:	\$1,935,360 (\$48/SF)

Site Aerial

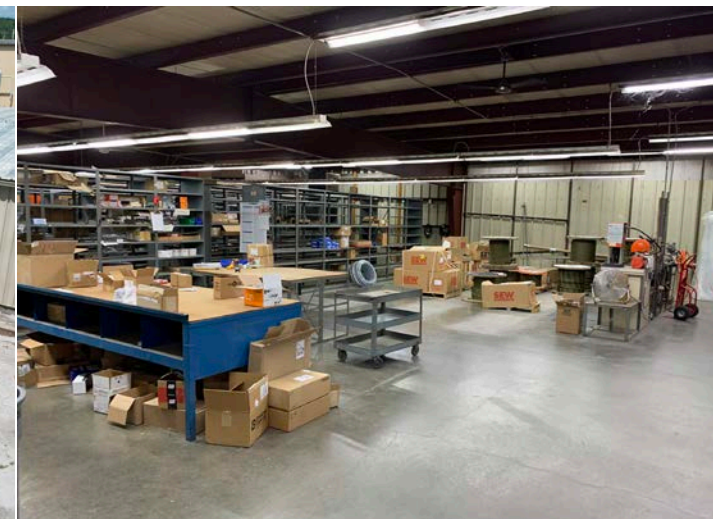
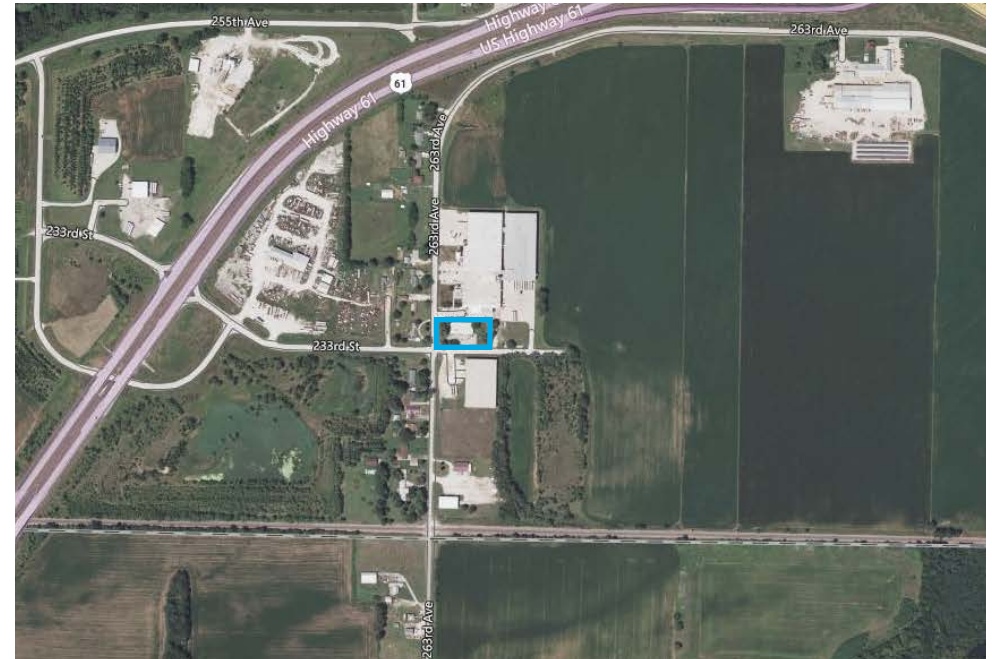


Property Highlights

2330 263rd Ave, Fort Madison, IA 52627

Building SF:	7,200 SF <ul style="list-style-type: none">• 6,300 SF - Shop/Warehouse• 900 SF - Office
PID:	021714111760210
Site Size:	5.34 acres
Year Built:	1978
Building Structure:	Steel Frame
Tenant:	Motion Industries, Month to Month gross lease
2024-2025 Taxes:	\$10,646
Asking Price:	\$300,000 (\$41.67/SF)

Site Aerial



Property Highlights

5012 Ave O, Fort Madison, IA 52627

Building SF:	53,200 SF
PID:	024714122000270
Site Size:	8.79 acres
Lighting:	LED in warehouse
Year Built:	1971 with addition in 1995
2024-2025 Taxes:	\$20,486
Asking Price:	\$1,350,000 (\$25.38/SF)

Site Aerial

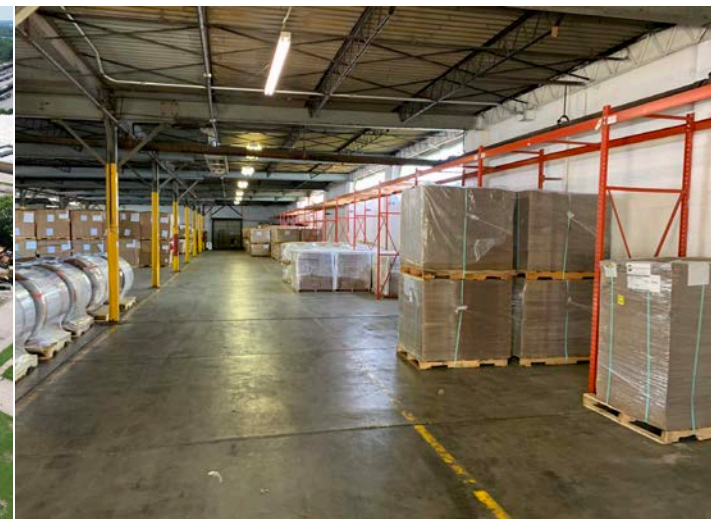


Property Highlights

1810 Ave O, Fort Madison, IA 52627

Building SF:	66,351 SF
	Building 2A: 22,242 SF
	Building 2B: 31,077 SF
	Building 2C: 13,032 SF
	Gross Leasable area: 66,351 SF
PID:	024715043610020
Site Size:	6.26 acres
Year Built:	1950
2024-2025 Taxes:	\$5,896
Asking Price:	\$875,000 (\$13.19/SF)

Site Aerial

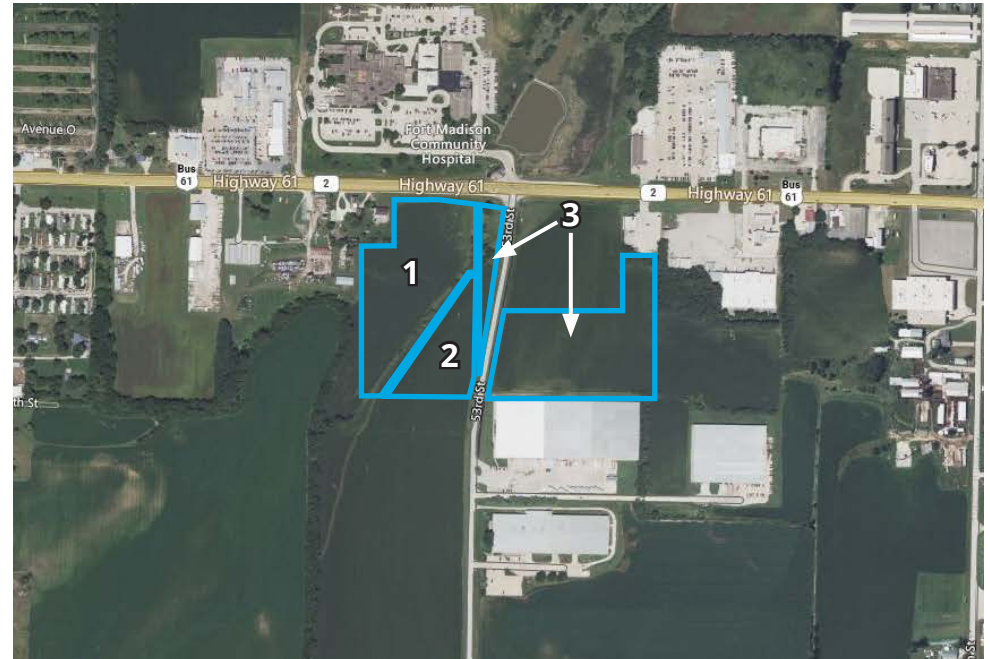


Property Highlights

Ave O and 53rd St, Fort Madison, IA 52627

PID's:	1) 21714121000440 2) 21714121000400 3) 24814122000320
Site Size:	24.95 acres
Zoning:	Parcels 21714121000440 and 400 are outside the city limits and zoning jurisdiction of the City of Fort Madison. Parcel Number 24814122000320, which is divided by 53rd Street is zoning B-3 Service and Wholesale District on the west side of street and I-2; General Industrial on the east side.
2024-2025 Taxes:	\$872
Asking Price:	\$1,670,000 (\$66,933.87/Acre)

Site Aerial



Property Highlights

Hwy 61 and 263rd Ave, Fort Madison, IA 52627

Site Aerial

PID's:	1) 21714111260010
	2) 21714111260100
	3) 21714111260050
	4) 21714111260070
	5) 21714111760230
	6) 21714111760220
	7) 21714111260020
Site Size:	54.17 acres
2024-2025 Taxes:	\$1,614
Zoning:	The property is located outside the corporate city limits of Fort Madison and is not bound by any zoning designations.
Asking Price:	\$1,350,000 (\$24,921.54/Acre)



Location Overview

Lee County



Population

32,428 (2025)



Workforce

66% of population
between ages 19-75



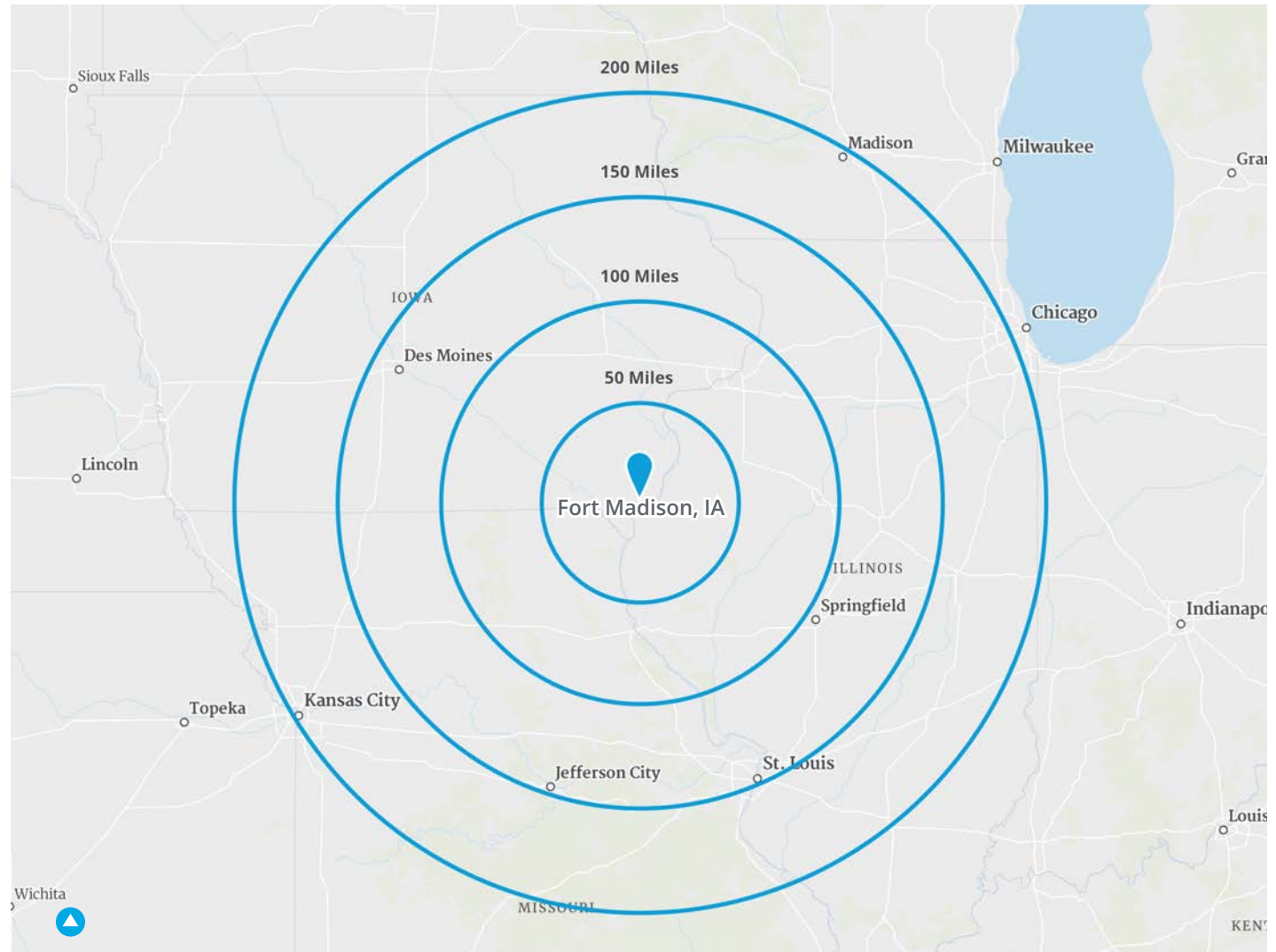
Median
Household
Income

\$61,820 (2025)



Businesses

1,326 (2025)



For Sale: 167,071 SF Industrial Portfolio – Including Over 100 Acres of Land

Fort Madison, IA Industrial Portfolio

Colliers

1600 Utica Avenue S, Suite 300
Minneapolis, MN 55416
P: +1 952 897 7700
colliers.com/msp



Accelerating success.

Disclaimer

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International MN, LLC.