

Colliers



FOR SALE

Industrial Facility with Yard & Highway Access

24592 A HIGHWAY 105 | LAKE MILLS, IOWA 50450

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Versatile Industrial Facility with Yard & Highway Access

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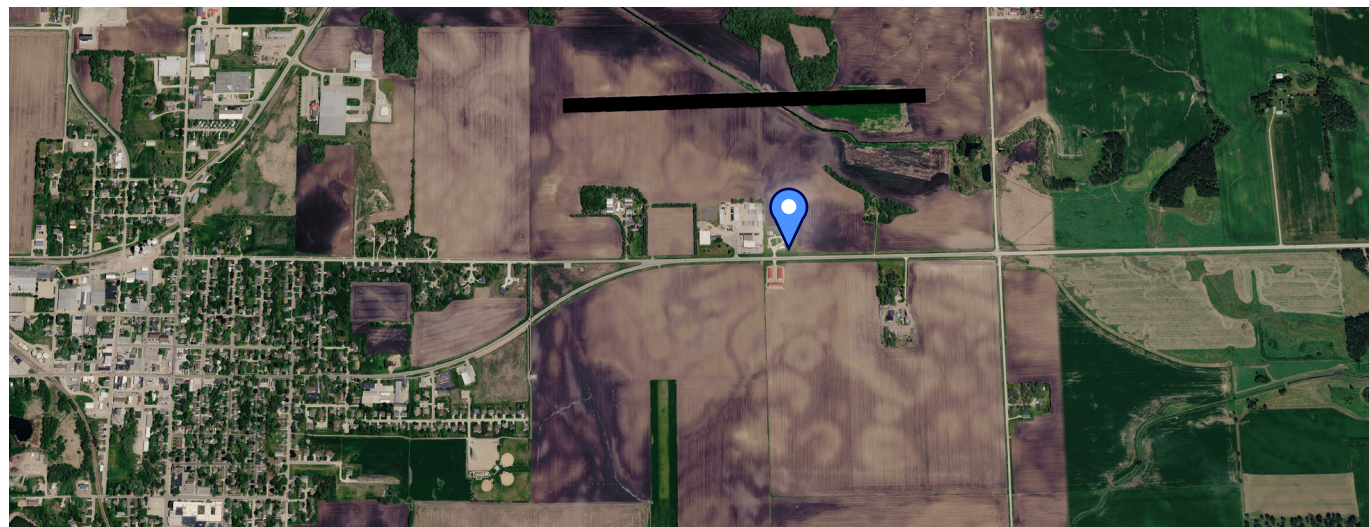
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Building Highlights

- **Combination of office, shop, and warehouse space**
- **Eight (8) overhead doors** – Excellent access for equipment, fleet vehicles, and logistics
- **Service Work Pit** – Ideal for mechanical, fleet, or maintenance operations
- **Large Secured Yard** – 4.58 acres provides ample room for outdoor storage, parking, or expansion
- **Extensive Hard Surface**
- **Two (2) Underground Fuel Tanks** – Supports trucking or fleet-based users
- **Heated Office & Lounge Areas** – Comfortable workspace for staff
- **Strategic Location** – Positioned just east of Lake Mills with convenient access to surrounding communities
- **Flexible Use Potential** – Ideal for contractors, trucking companies, service users, agricultural support, or light industrial operations
- **Owner-User Opportunity** – Rare chance to acquire a fully functional industrial facility with infrastructure already in place

Property Details

Property Address	24592 A Highway 105, Lake Mills, IA 50450
Building Size	±14,150 SF
Lot Size	4.58 Acres
Sale Price	\$585,000
Year Built	1980 (additions in 1990)
Building Type	Office / Shop / Warehouse
Construction	One (1) Story Metal Frame with Precast Concrete
Exterior	Brick
Foundation	Concrete
Roof	Metal Gable and Composition
Heating/Cooling	Gas Forced Air with Central Air
Zoning	Commercial/Industrial



Exterior Photos



Warehouse Photos





For more information, contact:

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