



**➤ FOR LEASE**

**510 Sterling Drive Suite B  
Walcott, Iowa 52773**

## **WAREHOUSE SPACE**

- **AVAILABLE: 132,921 SQUARE FEET**
- **NEWLY CONSTRUCTED INSULATED BUILDING**
- **MEETS FM GLOBAL STANDARDS**
- **ZONED C3 – INTERSTATE HIGHWAY COMMERCIAL DISTRICT**
- **LOCATED IN TAX AND BUSINESS FRIENDLY WALCOTT IOWA**
- **32' CLEAR HEIGHT, 50' X 54' COLUMN SPACING, 60' SPEED BAY**
- **PUBLIC UTILITIES, GAS HEAT, 3 PHASE POWER**
- **PAVED PARKING - TRACTOR TRAILER SPACES AND 80 PASSENGER VEHICLE SPACES**
- **8 DOCKS WITH LEVELING AND VEHICLE RESTRAINT**
- **14' X 12' ZERO ENTRY DOOR**
- **ALL TRUCK SERVICES READILY ACCESSIBLE**

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**2,000ft from I-80 Exit 284**