

INDUSTRIAL BUILDING FOR SALE

61990 ECHO ROAD | ATLANTIC, IA 50022



PRICE IMPROVED
SALE PRICE: \$1,100,000

SIZE: 31,600 SF / 4.79 AC

 **CUSHMAN &
WAKEFIELD**
Iowa Commercial Advisors

61990 Echo Rd | Atlantic, Iowa

PROPERTY OVERVIEW

- Well-maintained industrial building
- ~1,000 SF office built out
- Existing access easement to property off of Echo Road

Sale Price: \$1,100,000 (\$35/SF)

Site Area (Acres) 4.79

Total Building Size (SF) 31,600

Office (SF) ~1,000

Warehouse (SF) ~30,600

Year Built 1968-1973

Dock Doors 7

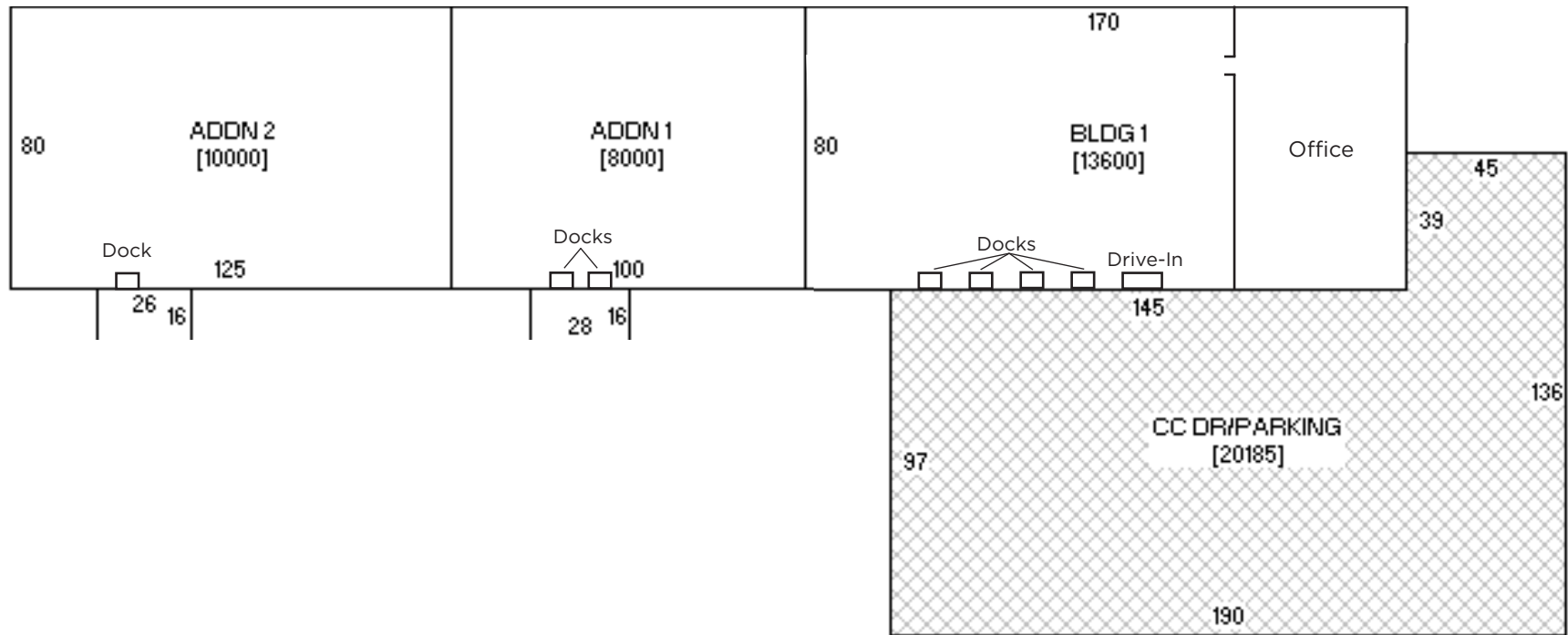
Drive-In Doors 1

Zoning Commercial

Clear Height 15'- Side Walls; 20'- Peak

Column Spacing Free Span





FLOOR PLAN

ATLANTIC, IA OVERVIEW



4.1 MILES TO
I-80



50 MILES TO
OHMAHA



72 MILES TO
DES MOINES



5,300
POPULATION
Within 3 Miles



\$54,603
AVG. INCOME
Within 3 Miles



2,334
HOUSEHOLDS
Within 3 Miles



42.6
AVG. AGE
Within 3 Miles

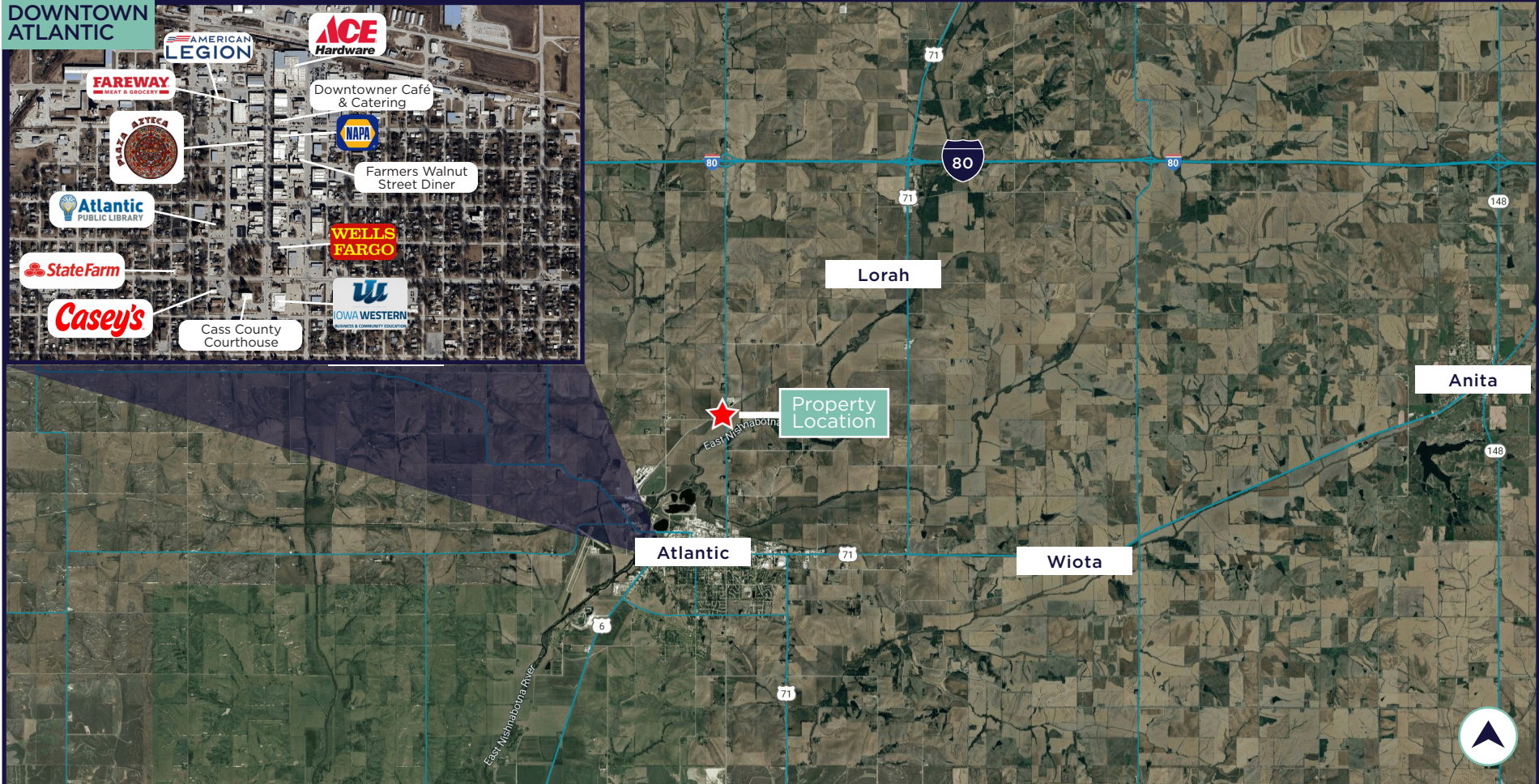
7,487
POPULATION
Within 5 Miles

\$59,899
AVG. INCOME
Within 5 Miles

3,371
HOUSEHOLDS
Within 5 Miles

44.0
AVG. AGE
Within 5 Miles

DOWNTOWN ATLANTIC





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