

INDUSTRIAL BUILDING FOR SALE

61990 ECHO ROAD | ATLANTIC, IA 50022



SALE PRICE: \$1,264,000

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: \$1,264,000 (\$40/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

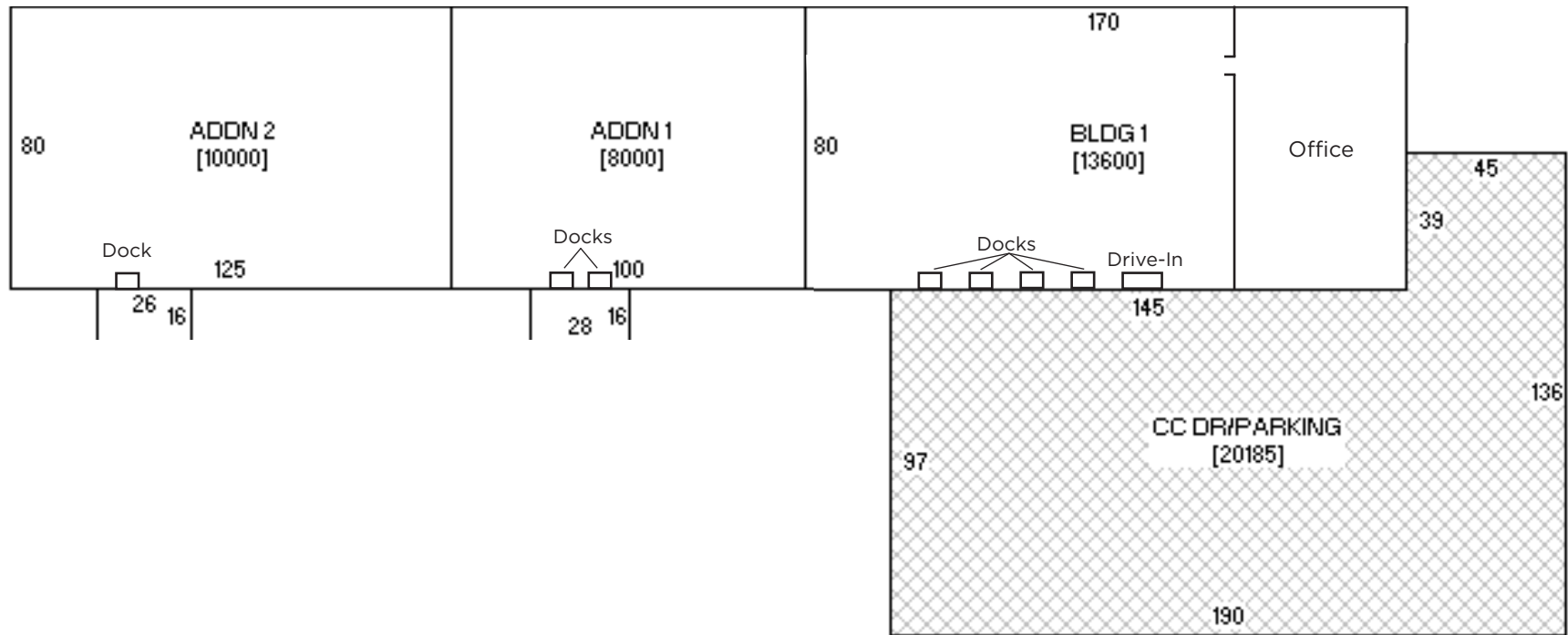
Drive-In Doors 1

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
OMAHA



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

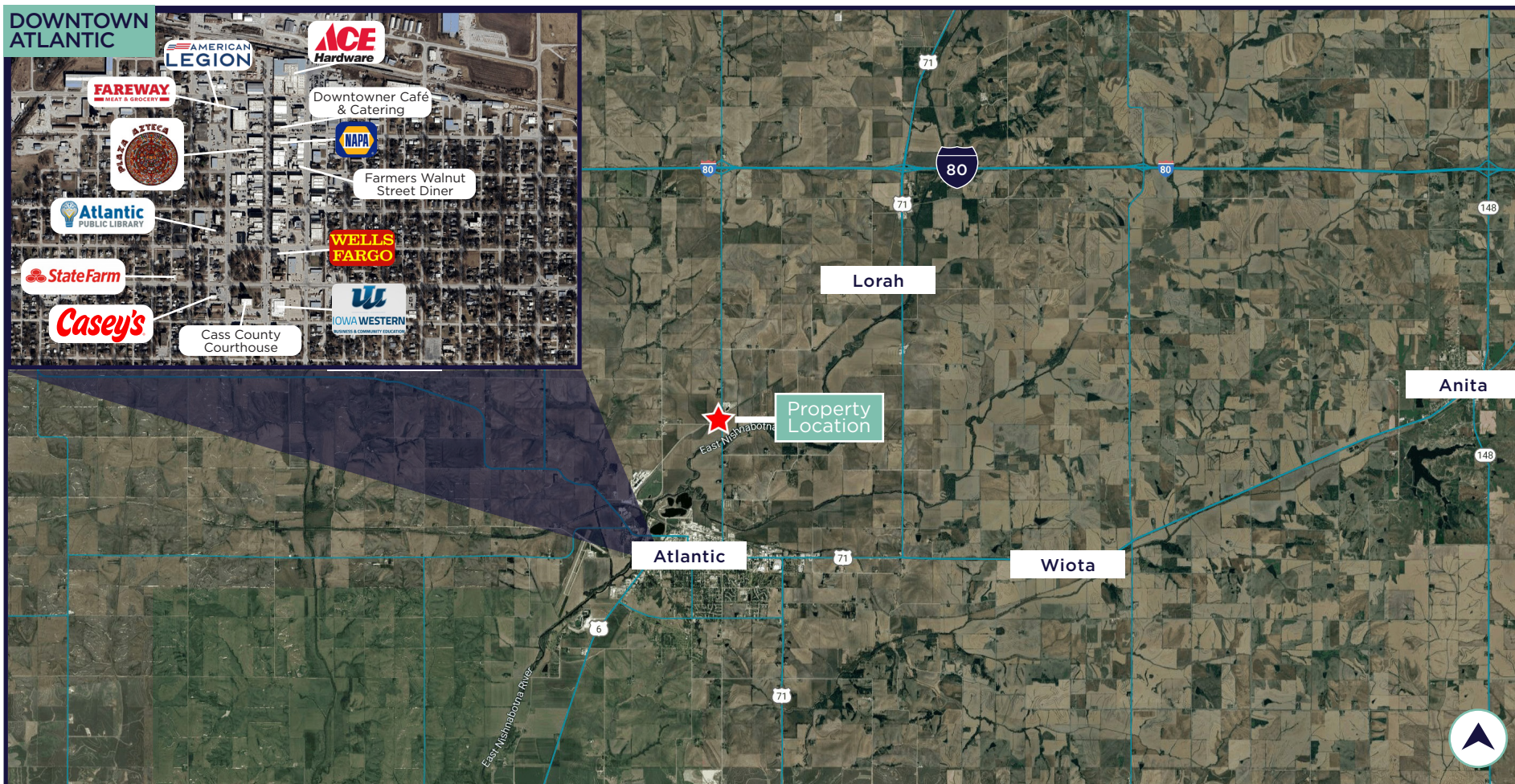
3,371

HOUSEHOLDS
Within 5 Miles

44.0

AVG. AGE
Within 5 Miles

DOWNTOWN ATLANTIC





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