

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

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

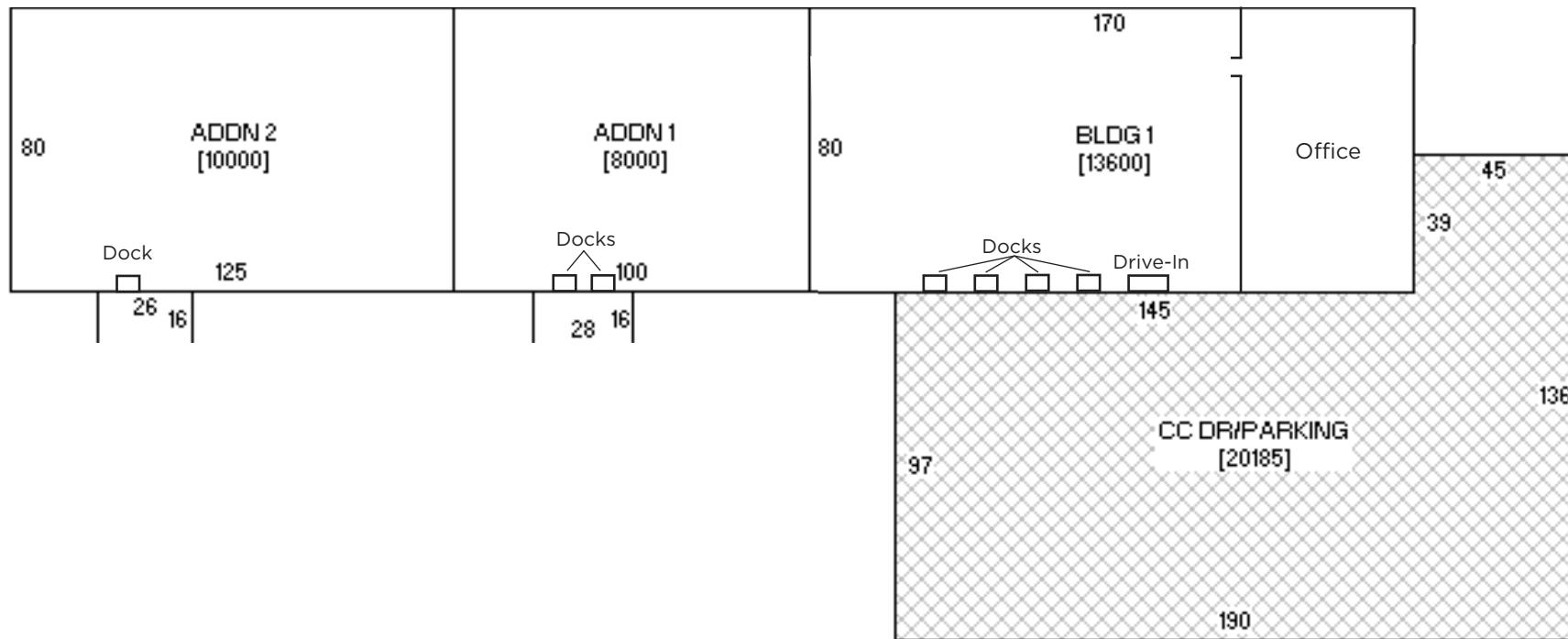
Drive-In Doors 1

Zoning Commercial

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

Column Spacing Free Span



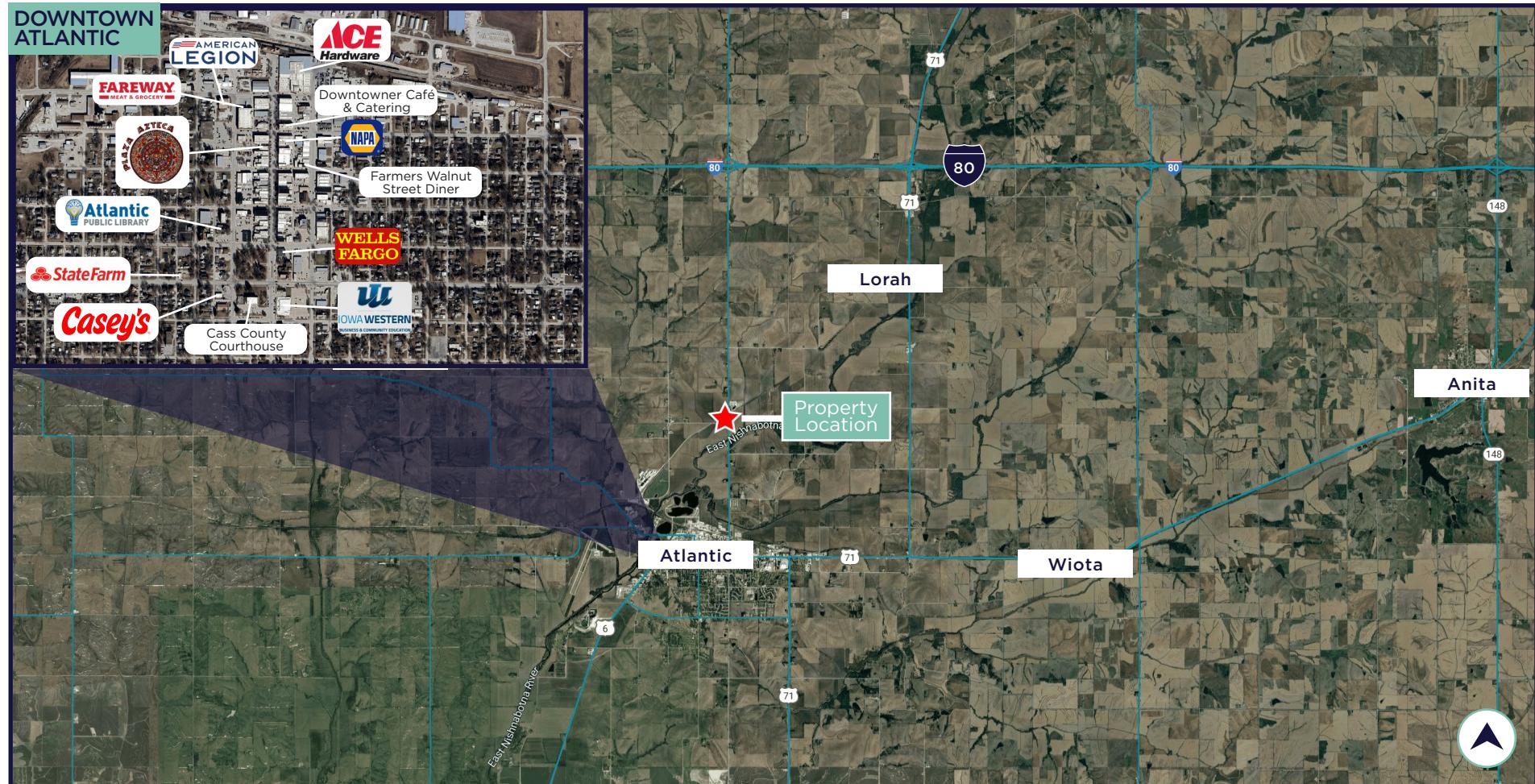


FLOOR PLAN

ATLANTIC, IA OVERVIEW



	5,300 POPULATION <i>Within 3 Miles</i>		\$54,603 AVG. INCOME <i>Within 3 Miles</i>
	2,334 HOUSEHOLDS <i>Within 3 Miles</i>		42.6 AVG. AGE <i>Within 3 Miles</i>
	7,487 POPULATION <i>Within 5 Miles</i>		\$59,899 AVG. INCOME <i>Within 5 Miles</i>
	3,371 HOUSEHOLDS <i>Within 5 Miles</i>		44.0 AVG. AGE <i>Within 5 Miles</i>





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