



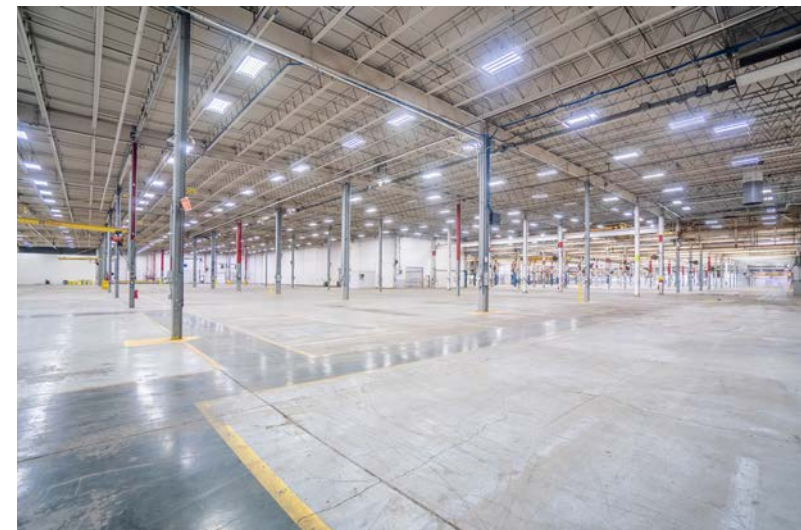
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Accelerating success.

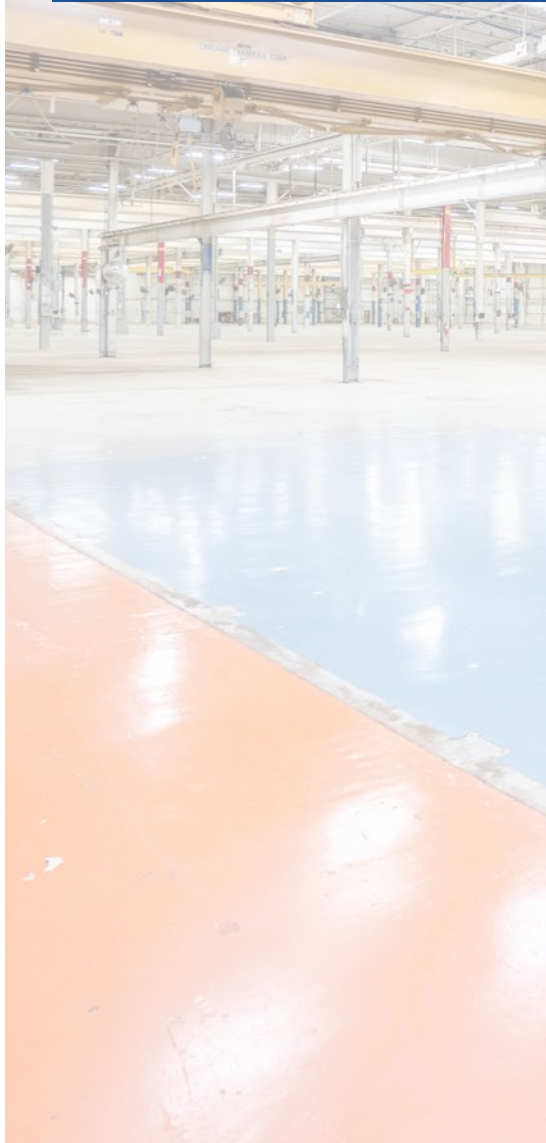
Available For Sale or Lease
510 E Agency Rd
West Burlington, IA

Property Details

Available Space	408,116 SF
Min. Divisible	50,000 SF
Office Space	±22,500 SF
Lease Rate	\$4.50/SF NNN
Sale Price	Negotiable
Dock Doors	2 External 7 Interior Dock Wells (Enclosed) 2 Interior Dock Wells
Drive-Ins	1 Drive-in Door with Ramp
Cranes	Multiple 10-ton, 7-ton, 5-ton, 3.5-ton, 1-ton, 3/4-ton, 1/2-ton & 1/4-ton
Clear Height	24' - 33'
Column Spacing	30' x 40'
Year Built	1955 with Additions in 1964, 1966, 1980, 1990 & 1993
Floors	2 Floors, 6' - 8" Reinforced Concrete
Roof	Rubber, trocal, tin & spray-on systems
Walls	Insulated Metal Panel
Fire Suppression	100% Wet System
Compressors	2 Ingersoll Rand Air Compressors Total Capacity 1795 CFM @ 145 PSI
Lighting	T-8
Power	13.8 KVA with additional 18.3 KVA in place; 9 transformers (2 @ 1500 KVA, 4 @ 1000 KVA, 3 @ 75 KVA), 9 switchgear substations feeding 33 480V, 3-base busways for distribution throughout plant
Parking	675+ Parking Stalls
Land Area	38.7 acres
Zoning	I-3: Heavy Industrial District
Rail Access	Burlington Junction Railroad runs along the east property line and connects to the BNSF mainline approx. 1.5 miles north of property
Parcel ID	10-36-401-004

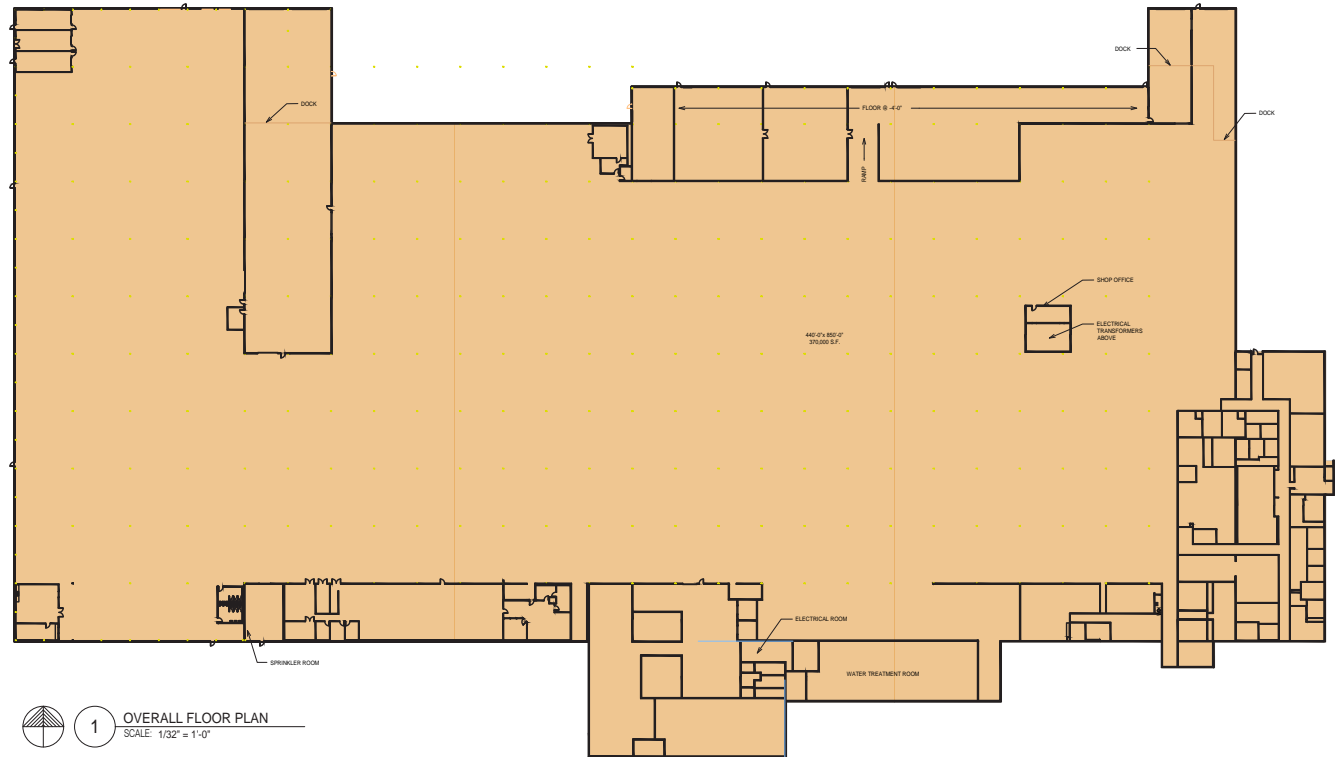


Floor Plan



BUILDING BREAKDOWN			
HATCH	SPACE DESIGNATION	COLUMN SPACING	SQUARE FEET
	MAIN BUILDING	30' X 40'	±370,393 SQFT
NOT SHOWN	2ND FLOOR	N/A	±37,723 SQFT
TOTAL	N/A	N/A	±408,116 SQFT

NOT SHOWN = 2ND FLOOR - 37,723 SQFT



1 OVERALL FLOOR PLAN
SCALE: 1/32" = 1'-0"



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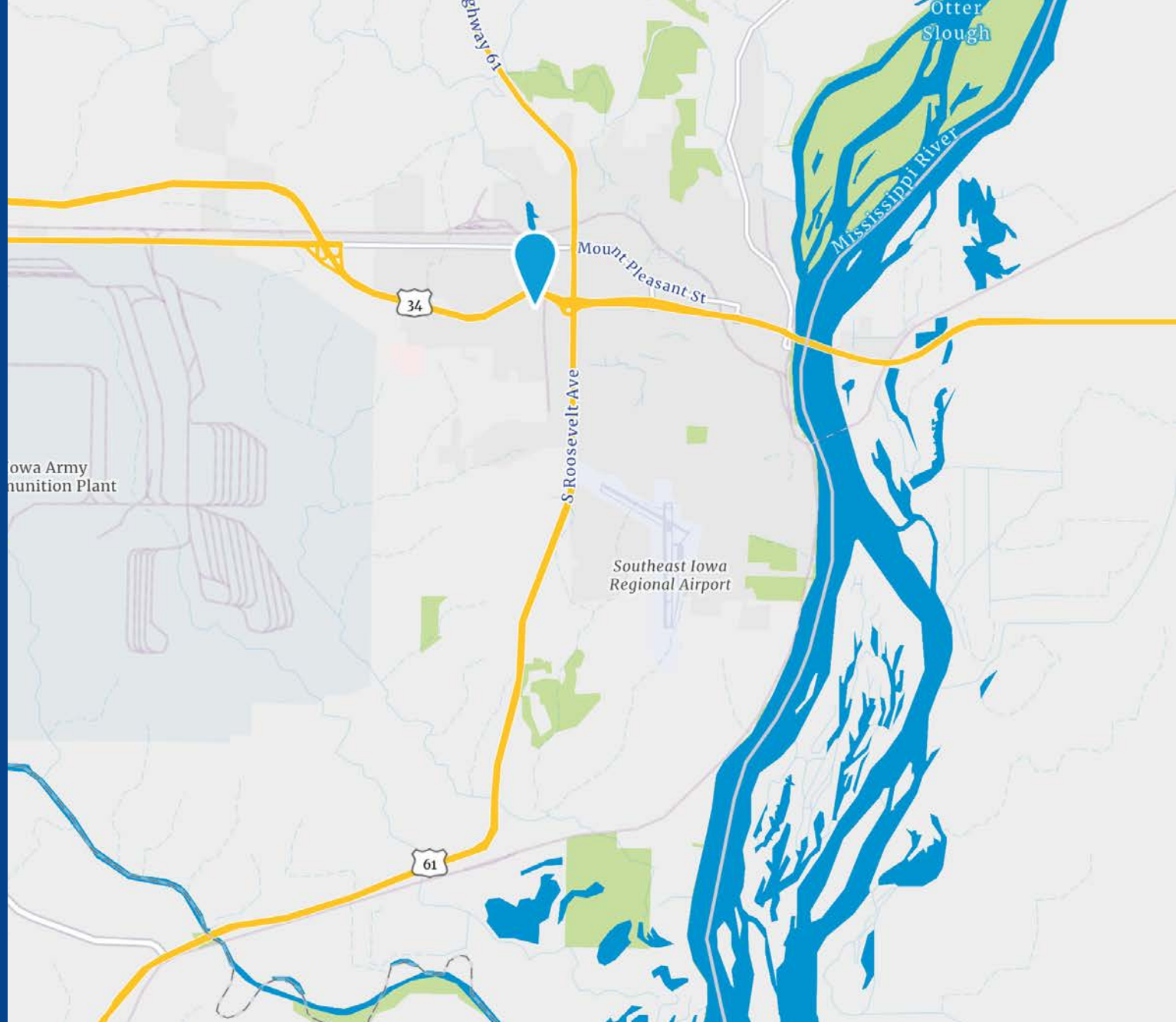
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