

6611 PARTNERS AVE  
MARION, IA 52302

6611

# INDUSTRIAL INVESTMENT OPPORTUNITY

FOR SALE



**GLD** COMMERCIAL

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## PROPERTY OVERVIEW

Long-term net leased distribution facility for sale. Tenant is Spee-Dee Delivery Service Inc, a well-established regional carrier with a multi-state footprint & decades of operating history. The building features a functional industrial layout designed specifically to support last-mile distribution operations. It's currently 100% leased with approximately 8 years remaining on the primary lease term, offering investors durable, predictable cash flow and long-term income security. This offering represents a rare opportunity to acquire a credit-backed, single-tenant net-leased industrial asset in one of Eastern Iowa's strongest industrial corridors within a professionally developed industrial park. Well suited for both 1031 exchange buyers & long-term hold investors seeking stable yield with minimal management. Members of ownership entity are licensed real estate brokers in Iowa

### OFFERING SUMMARY

Sale Price:	\$4,317,429
Net Real Estate Taxes:	\$140,956
Building Size:	27,000 SF
Lot Size:	5.67 Acres
Cap Rate:	7 %
NOI:	\$306,000
Price / SF:	\$159.90
Year Built:	2018
Zoning:	PUD



## EXECUTIVE SUMMARY

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## ADDITIONAL PHOTOS

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# TENANT INFO

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## SPEE-DEE DELIVERY SERVICE, INC

The philosophy of delivering superior overnight service at an economical rate still stands at Spee-Dee today, more than 45 years after the company was founded in 1978. Spee-Dee Delivery Service, Inc is the undisputed leader in final mile delivery across the Midwest. They offer an unparalleled next-day delivery network, straightforward and cost-effective pricing, and a dynamic range of services tailored to meet their customers' evolving needs. Every Package Every Day embodies their unwavering commitment to delivering consistency and reliability for their loyal customers. As a proud second-generation family owned business, they prioritize a customer-centric approach and cherish long-lasting partnerships.

Spee-Dee offers 39 walk-in counter locations where anyone can bring packages to ship during branch hours. Numerous businesses also serve as public shipping locations for Spee-Dee, providing convenient shipping locations throughout their service area.

# AERIAL MAP

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## LOCATION OVERVIEW

Located in the highly desirable Marion Enterprise Center with exceptional access to Highways 151 and 13.

\*Lot Lines Are Approximate

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# RETAILER MAP

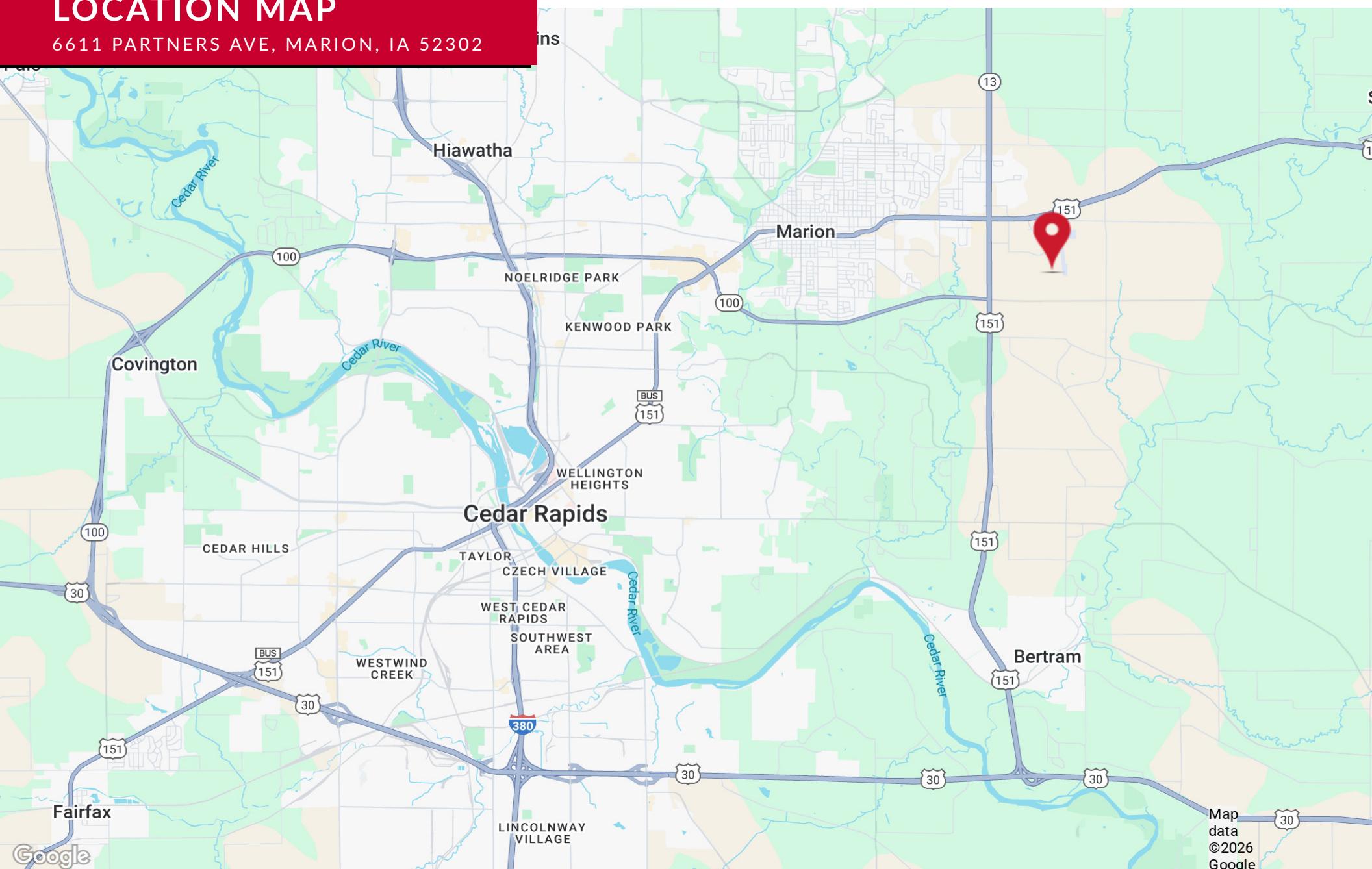
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# LOCATION MAP

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