

FOR SALE

6869 Columbus Street
New Vienna, Iowa 52065

**LOT SIZE:**

3.24 acres or 141,134 sq. ft.

ADDRESS:

6869 Columbus Street, New Vienna, Iowa 52065

BUILDING SIZE:

28,000 sq. ft. (combined)

LOCATION:

Highly visible and easily accessible along US Highway 52, on the north end of Implement Row between New Vienna and Dyersville, offering strong regional connectivity within Dubuque County.

JURISDICTION:

New Vienna, Iowa

SUMMARY:

Available for sale is the New Vienna Metal Works property. Included are the three distinct industrial buildings and the attached lifts. The property is compatible with many industrial uses including storage, light manufacturing and fabrication. Great circulation, clear span spaces, generous ceiling heights and ample access/doors will be of interest to future users.

UTILITIES: Public, Maquoketa Valley & Black Hills

**Equity Real Estate Group**

3415 STONEMAN ROAD, UNIT 5
DUBUQUE, IOWA 52002
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Steve Davis, CCIM

Co-Owner & Managing Broker
(563) 542-3519
Steve@EquityDBQ.com
Licensed in IA, WI, & IL



OVERVIEW

Exceptional industrial property along US Highway 52 in New Vienna, Iowa. Offering approximately 28,000 sq ft across multiple connected clear-span buildings on 3.24 acres, this site features generous ceiling heights, ample access points, heavy power, and heated space—ideal for heavy industrial, fabrication, storage, or manufacturing operations.

Property Highlights:

1. Original Building (1970, expanded 1978) – 8,100+ sq ft of office and shop space with radiant heat and spray foam insulation. A 2022 remodel of the 16'x22' office provides an updated customer-facing space. Equipped with 220-volt 3-phase power and both 1-ton and ½-ton lifts.
2. Paint Building (1988) – 30'x60' structure with DNR-approved downdraft airflow system, radiant tube heat, 1-ton crane, and 220-volt 3-phase power. Turnkey-ready for body work or powder-coating operations.
3. Large Industrial Building (1997) – 14,000 sq ft with 22' clear height, oversized OH doors, 3" insulated doors, radiant heat, and a 5-ton inverter drive crane (14'2" clearance, 52'x175' span, expandable). Excellent for indoor loading/unloading and efficient workflow.

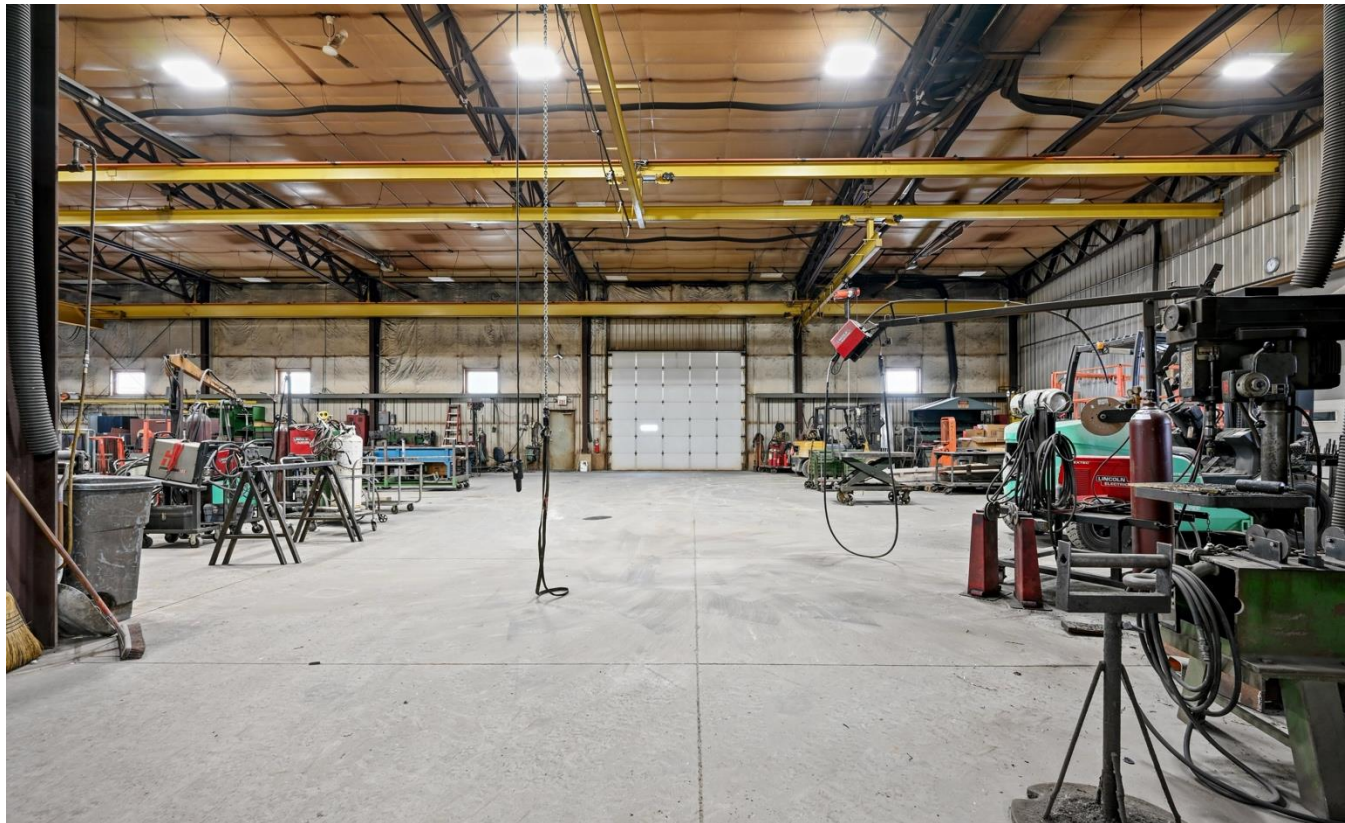
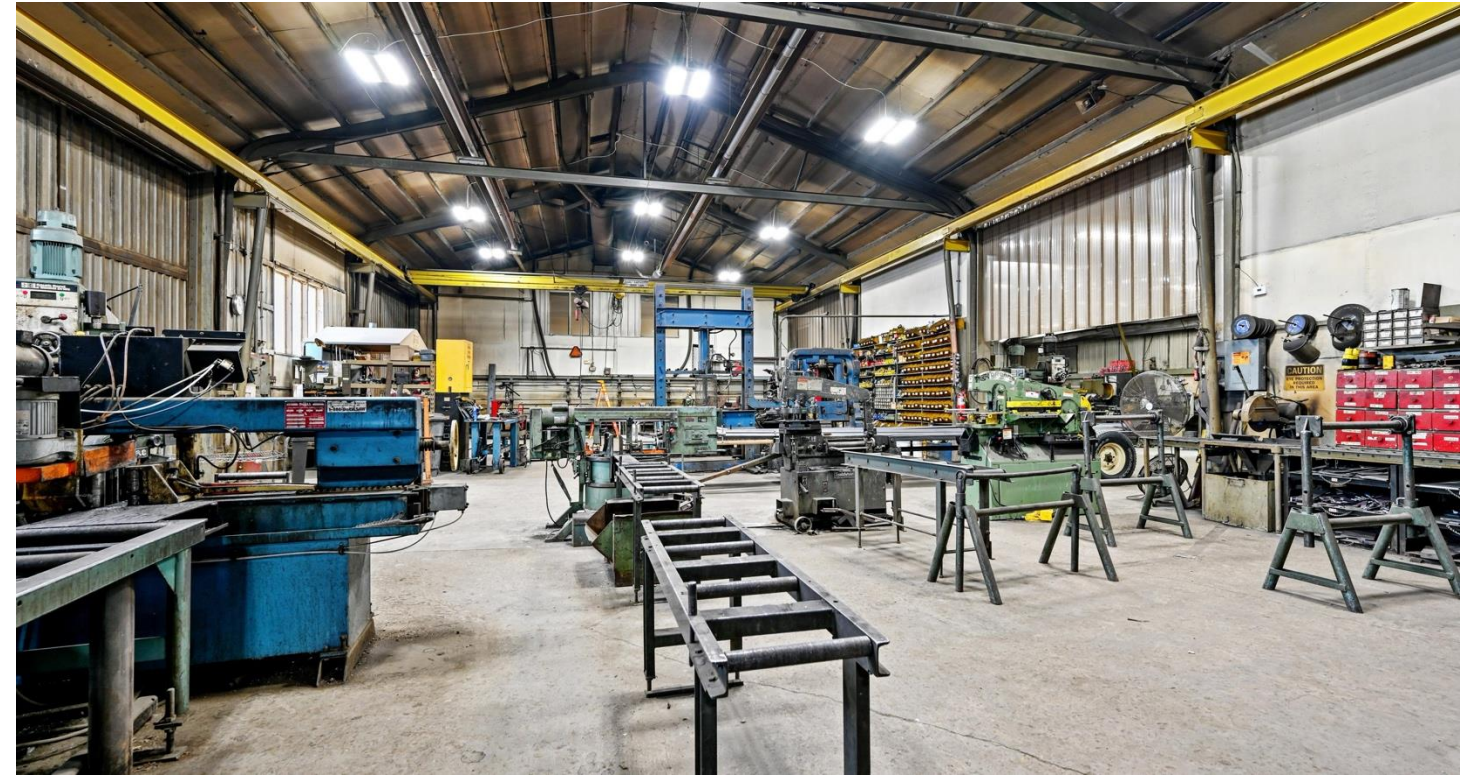
Terms:

Offered as fee simple sale with a price of \$1,100,000 for the real property. The business and associated FF&E may also be purchased at a price agreeable to buyer and seller.

Business to remain operational until sale; visits by appointment only.



PHOTOS



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Steve Davis, CCIM

Commercial Broker

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PROFESSIONAL BACKGROUND

Steve Davis, CCIM, founded Equity Real Estate Group in 2022 after nearly 20 years in insurance and financial services and seven years in real estate sales. Licensed in Iowa, Illinois, and Wisconsin, he represents buyers, sellers, landlords, tenants, and investors throughout the tri-state region.

With a reputation for trust, integrity, and client advocacy, Steve quickly earned the CCIM designation—commercial real estate’s most respected credential—through extensive coursework, proven transaction experience, and a commitment to ethical standards. His expertise spans retail leasing, land acquisition and development, industrial, office, senior housing, and multifamily, supported by strong financial and market analysis skills and a broad local network.

Clients describe Steve as approachable, knowledgeable, and professional, often praising his dedication and willingness to go the extra mile.

An active community leader, Steve has served as Immediate Past Board Chair of the Dubuque Community Y, Board Member of the Dubuque Area Chamber of Commerce, and Past President of The Rotary Club of Dubuque.

Born and raised in Dubuque, he lives in Dubuque County with his wife and three children

Membership & Community Involvement

- Dubuque Area Chamber of Commerce (Active member & BOD)
- Greater Dubuque Development Corp (Investor Member)
- The CCIM International Institute -Designee
- CCIM Iowa (Active Member & Board Secretary/Treasurer)
- Iowa Commercial Real Estate Association (ICREA)
- Institute of Real Estate Management (IREM)
- East Central Iowa Association of Realtors/MLS (Active member and BOD President-Elect)
- Dubuque County, Iowa Zoning Commissioner
- Quad Cities Area Association of REALTORS/MLS
- South Central Wisconsin MLS & Wisconsin REALTORS Association
- 100+ Men Who Care –Tri-State Chapter
- Dubuque Community Y (Active member & BOD)
- Iowa Association of REALTORS (Professional Standards Committee)
- National Association of REALTORS
- International Council of Shopping Centers (ICSC)
- Real Estate License in Iowa, Illinois & Wisconsin