

INDUSTRIAL MANUFACTURING SPACE FOR SALE | 112,320 SF | 30.24 ACRES



2510 19TH ST
MASON CITY, IA 50401

PROPERTY FEATURES

SALE PRICE: \$5,200,000



BUILDING SIZE: 112,320 SF



OFFICE: Main: 1,600 SF (7 offices)
Warehouse area: 1,900 SF



LAND SIZE: 30.24 AC



CLEAR HEIGHT: 24' to 31'



YEAR BUILT: 1966 | Remodeled 1977



POWER: 3 Phase | 4,000 AMPS | 480 V



ZONING: Industrial



LIGHTING: LED



DOCK DOORS: 2 interior (9'x9') w/ levelers
Interior truck court depth: 58'
5 exterior (9'x10') w/ levelers



RAIL ACCESS: Ability to add rail spur with
access to Iowa Traction
Railroad, UP, and CPKC



DRIVE-INS: 2 (10'x16' & 17'x19')



LOCATION: Close proximity to I-35



SPRINKLER: Wet System

2510 19TH STREET
MASON CITY, IA

PROPERTY AERIAL

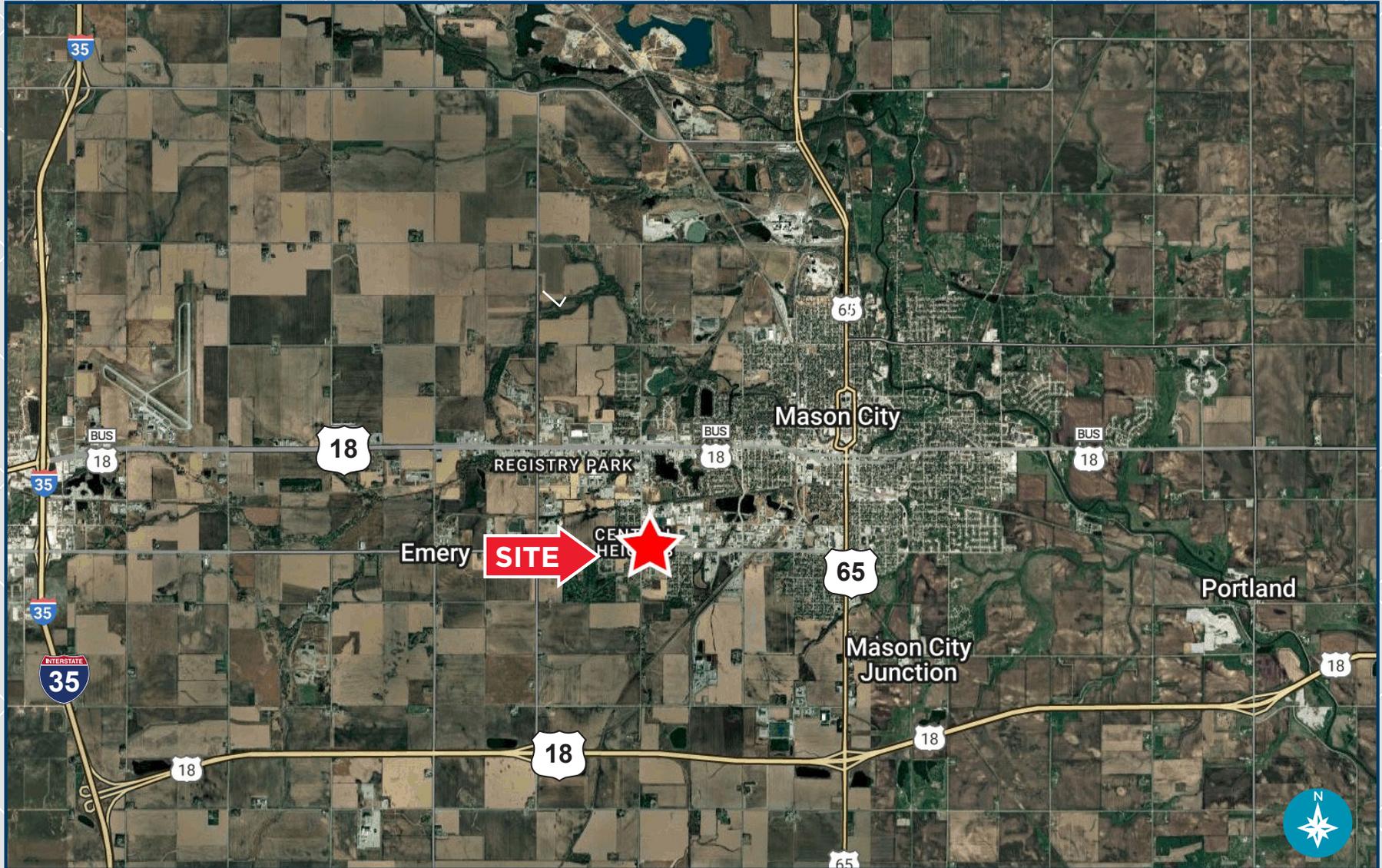


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INTERIOR

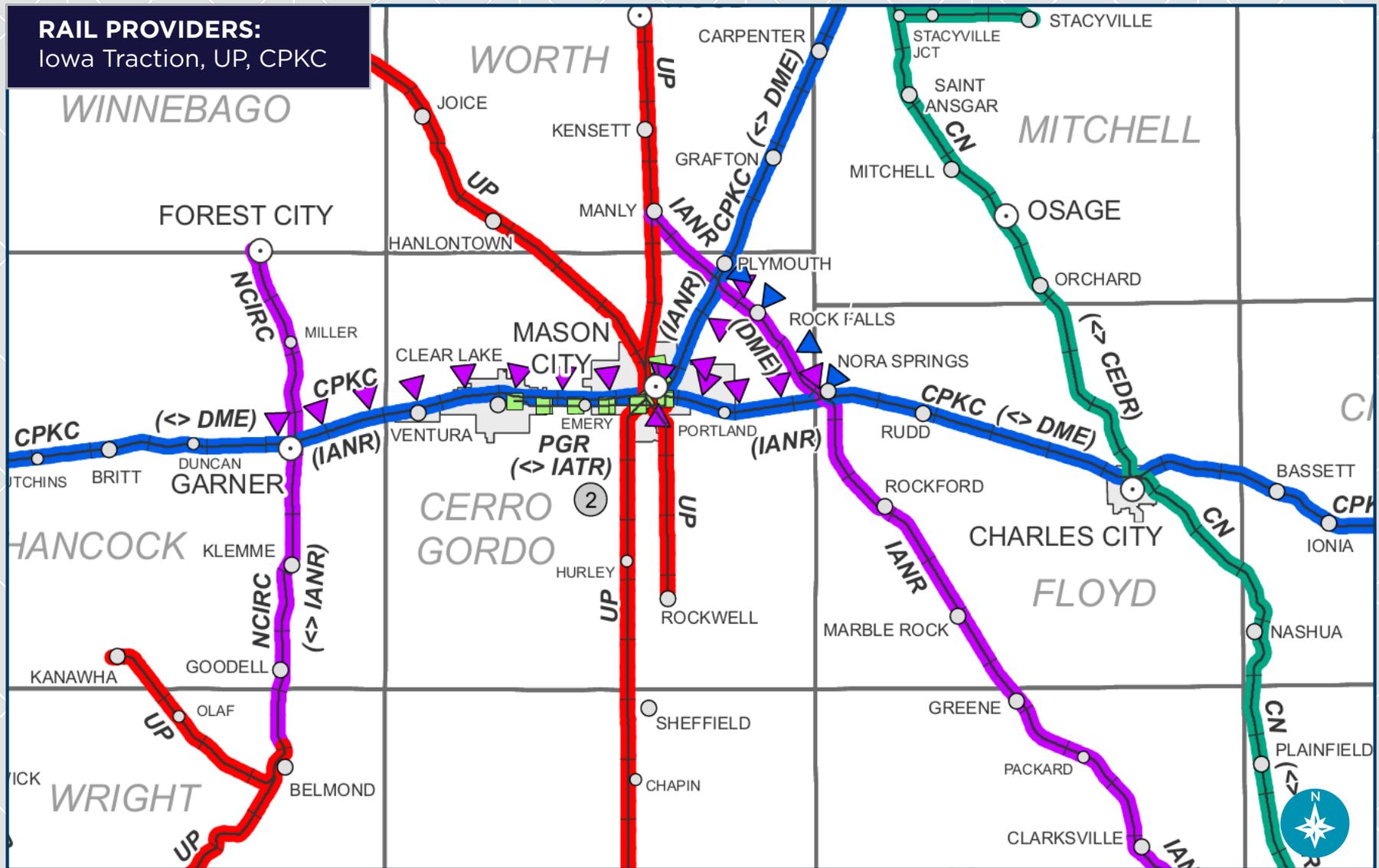


AREA MAP



2510 19TH STREET
MASON CITY, IA

MASON CITY RAIL MAP



2510 19TH STREET
MASON CITY, IA

MIDWEST HUB



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**CUSHMAN &
WAKEFIELD**

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