

# Investment Opportunity Warehouse & Distribution Facility

1805 E Washington St, Mount Pleasant, IA



Accelerating success.



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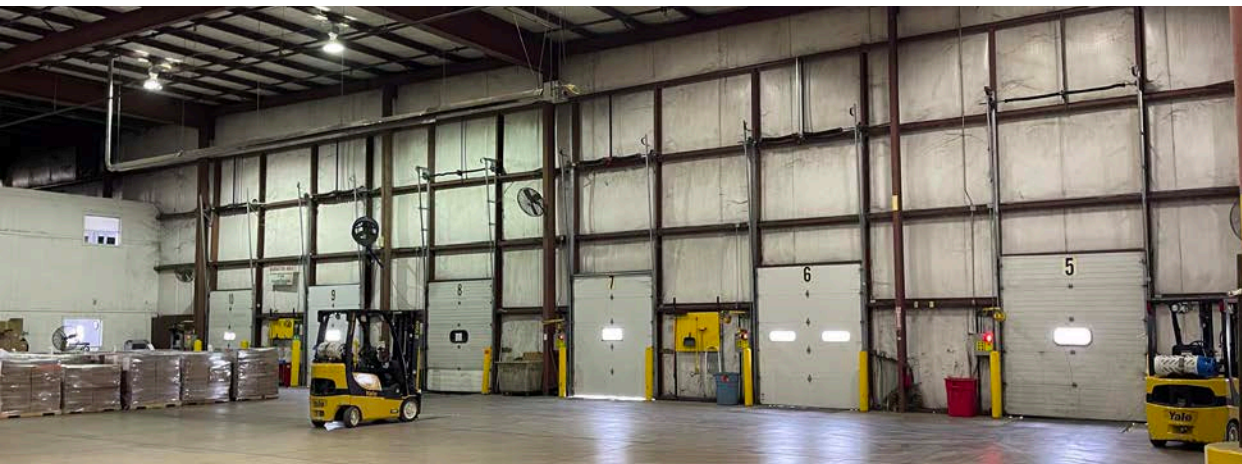
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# The Offering

Colliers is pleased to present the industrial offering of a 301,763 SF warehouse and distribution facility located at 1805 E Washington St, Mount Pleasant, IA. Occupied by Innovairre, this property serves as a vital hub in the Midwest enabling them to support their 500+ nonprofit customers across 5 continents. By housing the latest digital print technology and manufacturing equipment they are able to produce more nonprofit premiums than anyone.

Built on 22.38 acres, this facility features modern infrastructure, including 20 dock doors, up to 32' clear heights in the warehouse, multiple drive-ins, and a fully sprinklered interior. Designed for efficiency and scalability, the property benefits from a landlord-friendly NNN lease structure at a below market \$2.65/SF rate. The Mount Pleasant facility is an exceptional opportunity to acquire a stabilized asset with growth potential. Feel to reach out to anyone on our team for additional details and questions.

## Highlights:

- Two 25 ton HVAC systems added in 2021 for Envelope converter room
- Below market rents
- Ample Loading
- Fully Sprinkled





# Pricing & Financial Summary

## Lease Structure

Tenant	<a href="#">Innovairre</a>
% of Bldg Leased	100%
Lease Type	NNN
Lease Commencement	8/7/2023
Lease Expiration	8/7/2028
Lease Rate	\$2.65/SF NNN
Net Operating Income	\$800,582
Annual Escalations	2%
Renewal Options	1 x 6yr option @ 3% escalations
Sale Price	\$9,700,000 (\$32.14 PSF)
CAP Rate	8.25%



# Property Details

Address: 1805 E Washington St, Mount Pleasant, IA 52641

PID: 411081042800200

Property Type: Industrial – Warehouse & Distribution

Building SF: 301,763 SF

Office: 12,191 SF

Year Built: 1974

Land Area: 22.38 acres

Loading: 20 dock doors , 2 drive-ins

Clear Heights: 12' - 32'

Parking 208 surface spaces

Fire Suppression: Wet System

2024 Property Tax: \$54,997

## Henry County



Population

20,327 Henry Cnty (2025)  
9,035 Mount Pleasant (2025)



Workforce

67% of population  
between ages 19-75



Median  
Household  
Income

\$65,871 (2025)



Businesses

909 (2025)

## Prominent Industries in the Region

- Service
- Various Trades
- Finance, Insurance, Real Estate
- Construction
- Agriculture & Mining
- Manufacturing
- Transportation

## Web Links

<https://henrycounty.iowa.gov/>

<https://cityofmountpleasantiowa.org/>



# Property Aerial





## Area Map



# Tenant Profile



Innovairre is the worldwide leader in fundraising, supporting nonprofits & agencies. Innovairre services more than 500 charities, with 4000+ professionals, working across five continents. Each year, they help their clients raise more than five billion dollars.

Innovairre leverages a scientific marketing approach. This includes use of advanced data analytics; progressive digital marketing; leading-edge technologies; hyper - personalization; a proven creative and testing methodology; and unsurpassed capabilities in direct mail, digital printing and premiums for the nonprofit sector.

Innovairre also supports many leading commercial companies and has specialized expertise in financial services, healthcare, insurance, publishing, and retail.

<https://innovairre.com/>





# For Sale Offering Memorandum

## 1805 E Washington St, Mount Pleasant, IA

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