

# INDUSTRIAL SPACE FOR SALE

507 RESEARCH DR, PERRY, IA, 50220 | PERRY INDUSTRIAL PARK

~~\$1,500,000.00~~

**\$1,300,000.00**

Shell Industrial Building at a point of completion pending final use layouts.

## PROPERTY HIGHLIGHTS

Building Size	30,000 SF
Building Dimensions	200' x 150'
Clear Height	30' Sidewalls
Drive-ins	2 - 10' x 14'
Lot Size	5.26 AC
Zoning	I - Industrial



## CONTACT

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**CUSHMAN & WAKEFIELD**

Iowa Commercial Advisors

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## PERRY INDUSTRIAL PARK

### UTILITIES

ELECTRIC	GUTHRIE COUNTY REC
NATURAL GAS	MIDAMERICAN ENERGY CO.
	<ul style="list-style-type: none"><li>• Main: 4 inches</li><li>• Pressure: 20 PSI</li></ul>
WATER	CITY OF PERRY <ul style="list-style-type: none"><li>• Main: 12 inches</li><li>• Pressure: 50 PSI</li></ul>
WASTE WATER	CITY OF PERRY <ul style="list-style-type: none"><li>• Main: 12 inches</li></ul>

### TRANSPORTATION

Highway access: Site adjacent to State Hwy 141. It is 25 miles from Interstate 80. The Perry Municipal Airport is one mile away. The Des Moines International Airport is 41 miles away.

The Perry Industrial Park is comprised of a total of 151 acres certified for Light Industrial business development. It is already established as a successful Research and Science Park with leading industry tenants. As a Certified Site, the Perry Industrial Park has had all survey completed as well as placed all necessary utility infrastructure including gig-ready fiber optics.

- 155 acres available (127 acres Certified Site and 28 acres adjacent)
- No issues with Phase 1 EAS, Cultural, Wetlands, Geotech/Soil and Endangered Species
- RES of Certified Site development land is available

### PERRY, IOWA

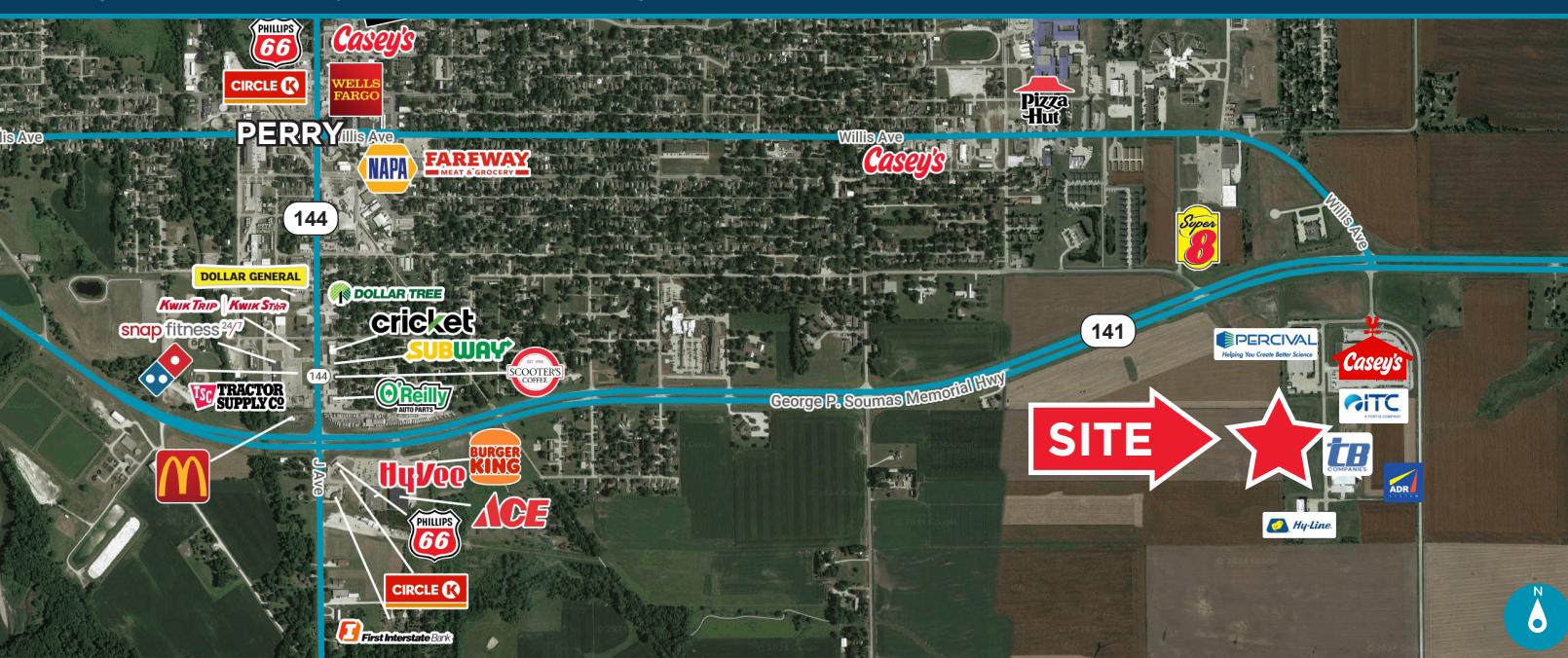
*"The City of Perry has been awarded a Bronze Certification by SOLSMART, a National Organization that aims to increase solar power throughout the U.S. Perry is a progressive, financially viable and diverse community who takes pride in advancing the financial, social and environmental well-being of its 8,000+ citizens and businesses. The city is development-ready, technology-savvy, entrepreneurial and innovation-friendly. Let Perry be the future home of your business." - Perry Economic Development*



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# LOCATION



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