

INDUSTRIAL PROPERTY FOR SALE

701 North K Ave

Size: 48,036 SF

701 NORTH K AVE
VINTON, IA 52349

ANGIE GLICK-MARTIN, SIOR

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,800,000
Net Real Estate Taxes:	\$27,578.00
Building Size:	48,036 SF
Available SF:	40,140 SF
Lease Rate:	\$4.95/SF NNN
Operating Expense Estimate:	
Lot Size:	26.11 Acres
Price / SF:	\$58.29
Year Built:	1976
Zoning:	M-1 Restricted Industrial District

LOCATION OVERVIEW

Located along Hwy 218 in Vinton, within 15 miles of both Hwy 30 and I-380. Vinton is 35 minute drive to both Cedar Rapids and Cedar Falls.

PROPERTY OVERVIEW

SELLER FINANCING AVAILABLE! Unique 26-acre industrial opportunity offering both sale and lease options. The property includes 3 buildings, all currently vacant, with ample room for future expansion and development to accommodate long-term growth. The 40,140 SF main building provides flexibility for owner-users, investors, or tenants seeking scale. It features steel frame construction, 20' sidewalls, approximately 20' column spacing, two (2) dock doors, one (1) overhead door, metal roof, 3-phase power, City water and sewer, and is heated. The shop building totals 2,520 SF, featuring heat, a concrete floor, 3-phase electric, metal roof, wood frame construction, approximately 20' ceilings, and two (2) 14' overhead doors. The pole building totals 5,376 SF with approximately 18' ceilings, two (2) 14' sliding doors, metal roof, wood frame construction, dirt floor, and is not heated. Contact Listing Agent regarding availability and lease information for the additional buildings.

PROPERTY HIGHLIGHTS

- 26.11 acres with 3 industrial/warehouse buildings

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All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.

LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Main Building	Available	40,140 SF	NNN	\$4.95 SF/yr

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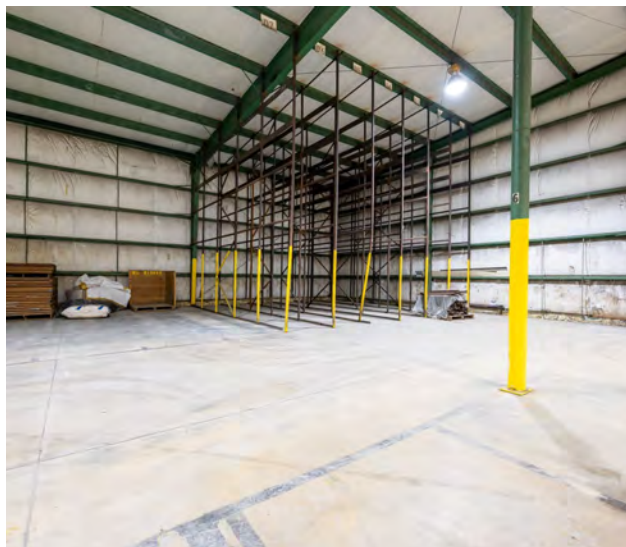
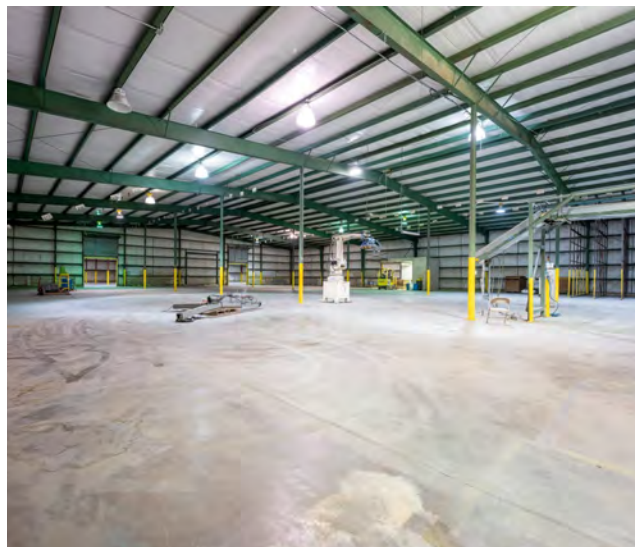
MAIN BUILDING



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MAIN BUILDING



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SHOP BUILDING



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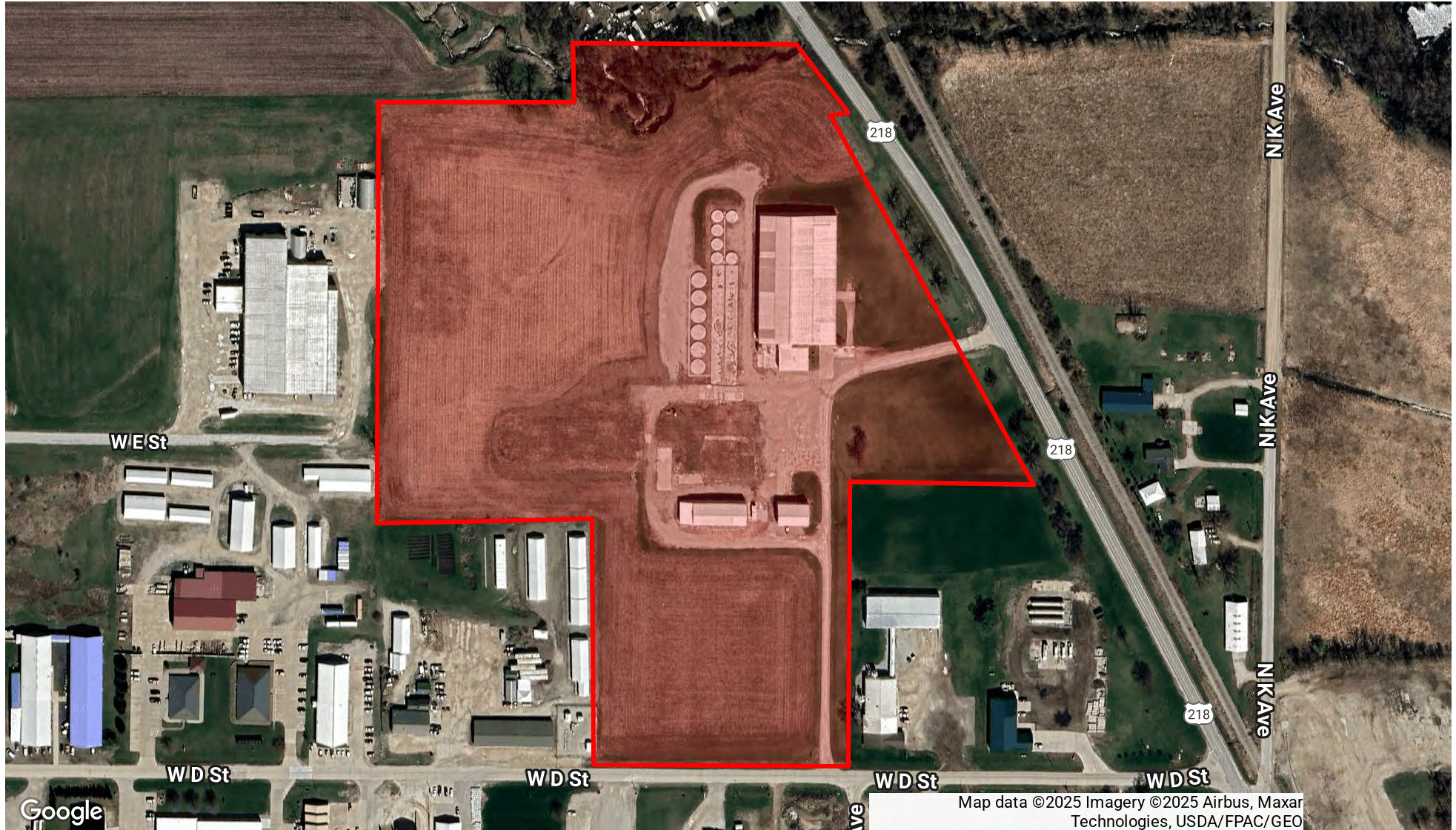
POLE BUILDING



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AERIAL MAP



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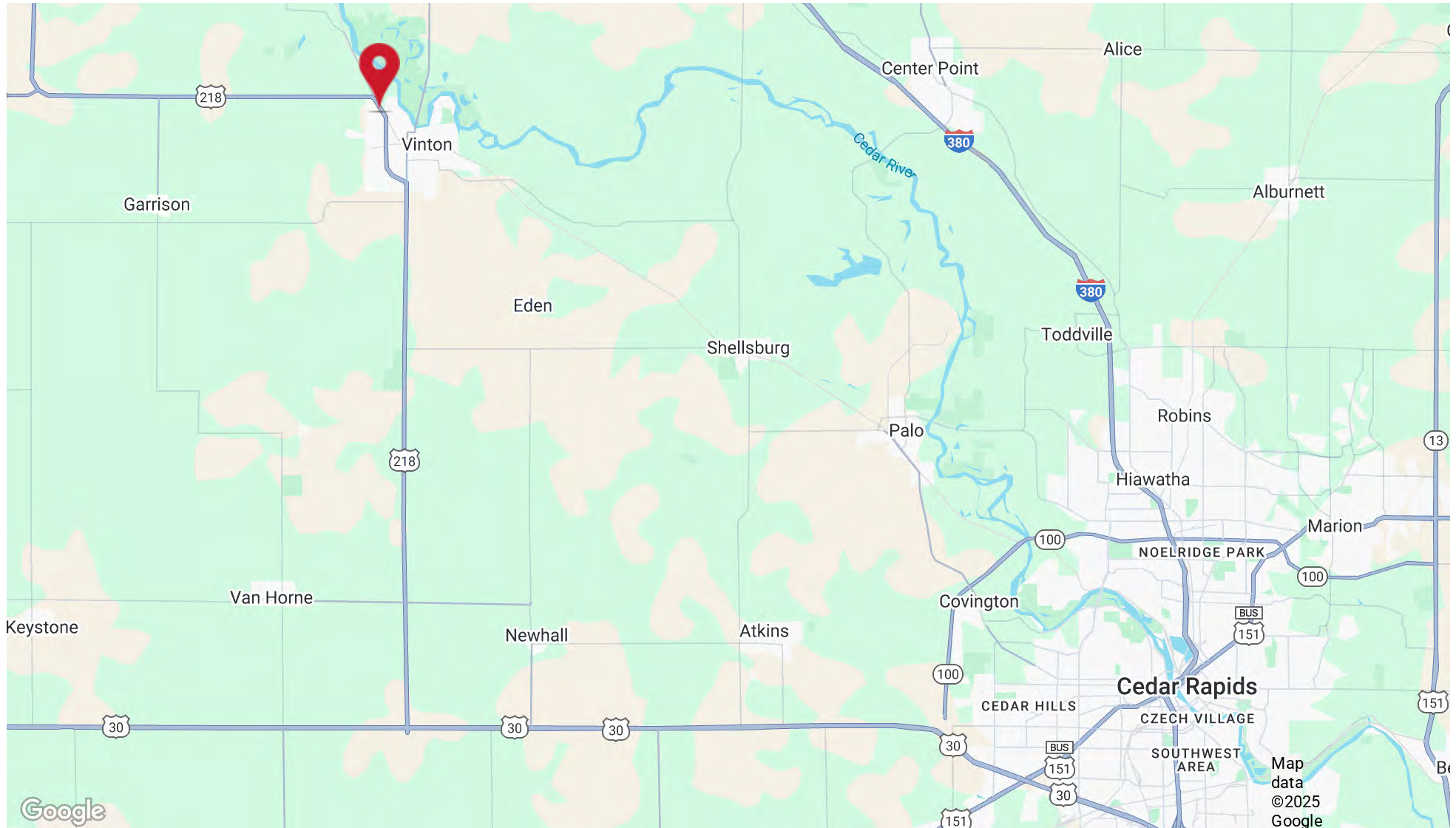
This aerial map shows a commercial district in Iowa, with various businesses labeled. The map includes a red location pin in the upper center. The following businesses are identified with callout boxes:

- Custom Millwork & Finishing
- Iowa Land Company
- USDA Service Center
- Performance Systems
- Enos Auction Co
- Benton County Maintenance Garage
- American Legion
- IDEAL INDUSTRIES
- Karr Companies
- My Credit Guy
- KERRY
- T-J Gas Co
- Griffith Collision Center
- DOLLAR GENERAL
- Beast & Bird
- Tootsie's Ice Cream & More
- Edwards Plumbing, Heating, Air Conditioning
- Berry's Lanes Inc
- Auto Zone
- Ervin Motor Co
- TCC MATERIALS
- KERRY
- KERRY

The map also shows several streets: 58th St Dr, W D St, W 1st St, W 3rd St, SR Ave, N Ave, and G Ave. A red location pin is placed near the intersection of 58th St Dr and W D St. The map data is attributed to Google, Imagery, Airbus, Maxar Technologies, USDA/FPAC/GEO.

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LOCATION MAP



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