

803 SW Lorraine St. Leon, IA

195,584 SF

FOR SALE - \$5,500,000

FOR LEASE - \$3-4/PSF NNN



THE
BROOKSHIRE
COMPANY

Property highlights

Nearly 200,000 SF, the former O'Brien Brothers textile manufacturing facility is located just five miles off I-35, offering convenient access across the Midwest and a 68-mile connection to Des Moines International Airport. Built in three phases, the property features an open warehouse layout with the ability to accommodate a wide range of manufacturing or distribution needs. The 10-acre site permits outside storage and provides generous car and truck parking, along with approximately 10,000 SF of build-to-suit office. The property also offers opportunities to add dock doors, expand the truck court, and tailor the site to operational requirements.

**195,584 SF warehouse
with open layout**

**Approx. 10,000 SF of
build-to-suit office**

**10-acre lot with ample
car & truck parking**



Specifications

Acreage	10 acres
Year Built	1964
Year Renovated	1974 & 1984
Floors	6" concrete slab
Nearby HWY	I-35
Building Size Key Areas	195,584 sq. ft.
Build to Suit Office	10,000 sq. ft.
Ceiling Height	
Office Area & Computer Room	8'
Building 1	12'
Building 2	16'3" - 17'7"
Building 3	16'4" - 19'11"
Exterior Walls	Steel Walls
Roof	Roof system consists of Insulated Metal
Columns	Metal Columns
Power	2800 amp/480 volt/3phase (Alliant Energy)
Utilities	
Natural Gas	Alliant Energy
Water & Sewer	City of Leon
Sprinkler System	Wet Sprinkler system throughout building
Lighting	Fluorescent lighting throughout entire building
Dock	
Number/Size of Doors	Five - 10' docks with levers
Drive-in	
Number/Size of Doors	One - 12' Door
Dimensions	
Building 1	242' x 162'
Building 2	140' x 160'
Building 3	380' x 351'
Storage	Approve by City of Leon for outside storage

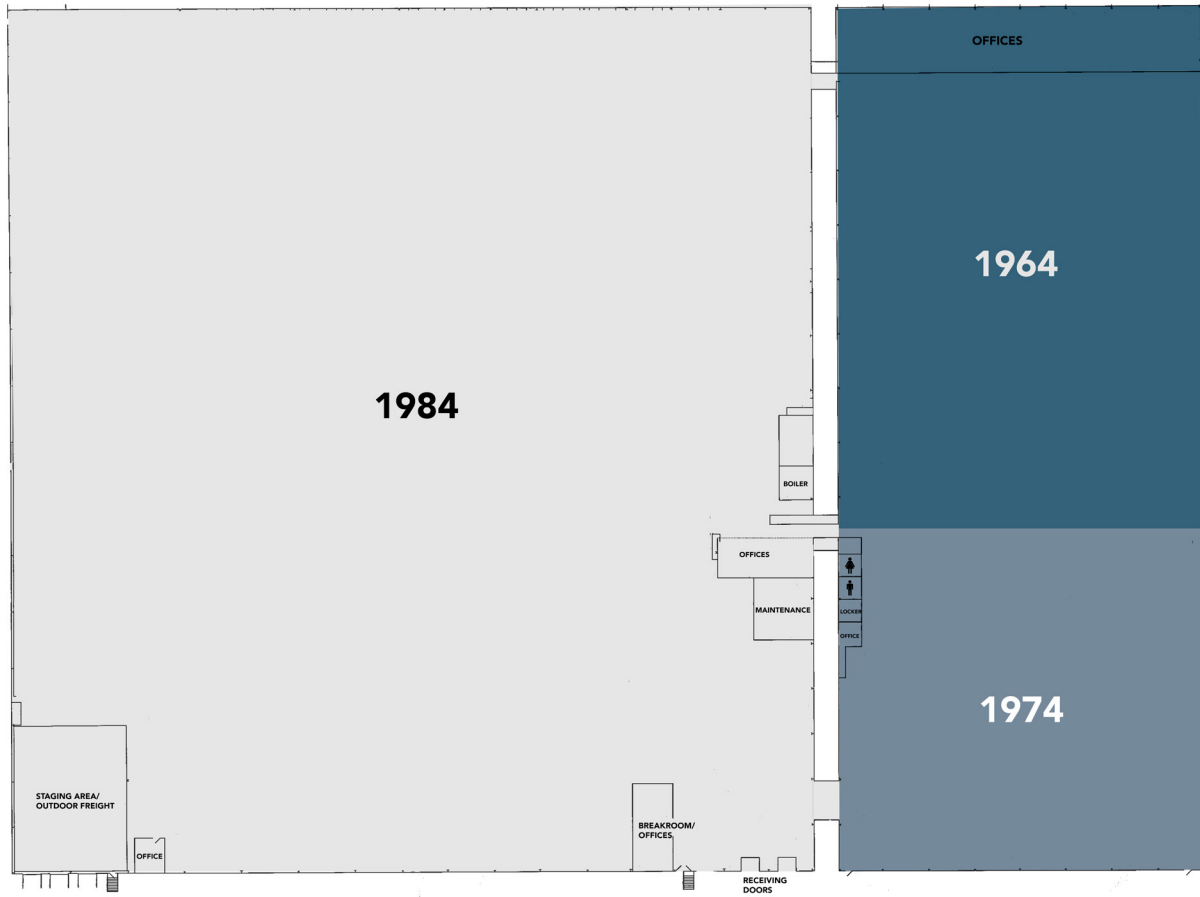


Pricing Summary

Sale Price: \$5,500,000

Lease Rate: \$3-4.00/PSF NNN

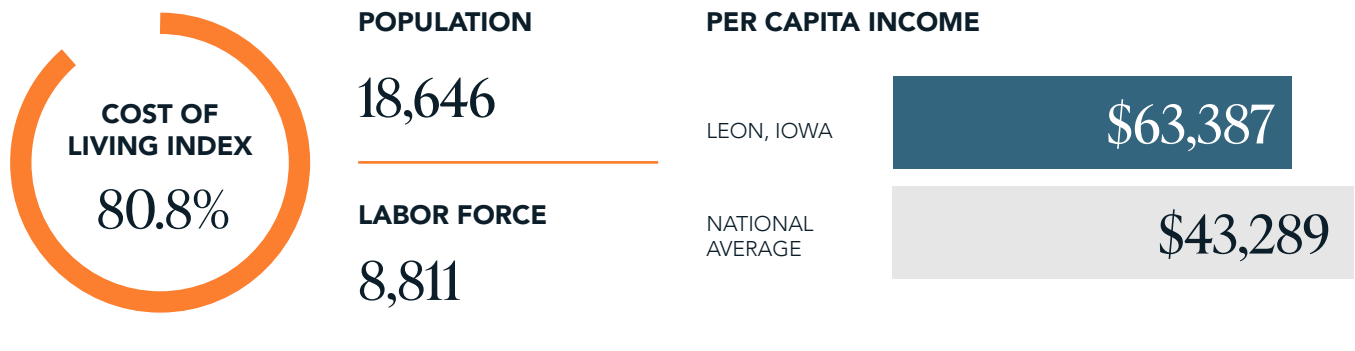
Floor plan





Labor Snapshot | Leon, IA

The Brookshire Company utilizes cutting-edge analytics allowing us to isolate labor, economic, and demographic data within a specific radius to meet a company's needs. We tailor our analysis down to the SOC code, identifying occupations based on the exact skills and qualifications required. By analyzing key metrics we provide insights tailored to your specific market needs.



MEDIAN HOME VALUE

DRIVE TIME
MEDIAN HOME
VALUE

\$114,567

NATIONAL
MEDIAN HOME
VALUE

\$303,400

TOP REPRESENTED INDUSTRIES

- Manufacturing
- Food Manufacturing
- Machinery Manufacturing

FOOD MANUFACTURING (311)

OCCUPATION TITLE (SOC-BASED)	SOC	# EMPLOYED	AVERAGE WAGE
LABORERS AND MATERIAL MOVERS	53-7062	202	\$20.10/HOUR
SLAUGHTERERS AND MEAT PACKERS	51-3023	108	\$19.62/HOUR
MEAT, POULTRY, AND FISH CUTTERS AND TRIMMERS	51-3022	93	\$20.96/HOUR

MACHINERY MANUFACTURING (333)

OCCUPATION TITLE (SOC-BASED)	SOC	# EMPLOYED	AVERAGE WAGE
TEAM ASSEMBLERS	51-2092	152	\$21.25/HOUR
WELDERS, CUTTERS, SOLDERERS AND BRAZERS	51-4121	86	\$22.98/HOUR
MECHANICAL ENGINEERS	17-2141	32	\$40.19/HOUR

Please note that the statistics provided are a representation of our data capabilities for the labor market in the selected region and do not guarantee the availability of labor or its suitability for the company's needs. Contact Brookshire for a more detailed, industry-specific labor analysis.

We Help Companies Succeed and Communities Thrive®



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