



## 1613 W 1st St

Vinton, Iowa 52349

### Property Highlights

- M-2 Zoning
- Built in 1994
- Building is serviced with fiber internet

### Property Overview

30,000 SF heated warehouse with two dock doors and one drive in door. Building has a small 864 SF office with restrooms. There is an additional 2.25 acre Lot next to the east of the building available for expansion or outside storage.

### Offering Summary

<b>Lease Rate:</b>	\$5.50 SF/yr (NNN)
<b>Building Size:</b>	30,864 SF
<b>Available SF:</b>	30,864 SF
<b>Lot Size:</b>	98,098 SF

### For More Information

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For Lease

30,864 SF | \$5.50 SF/yr

Industrial Space



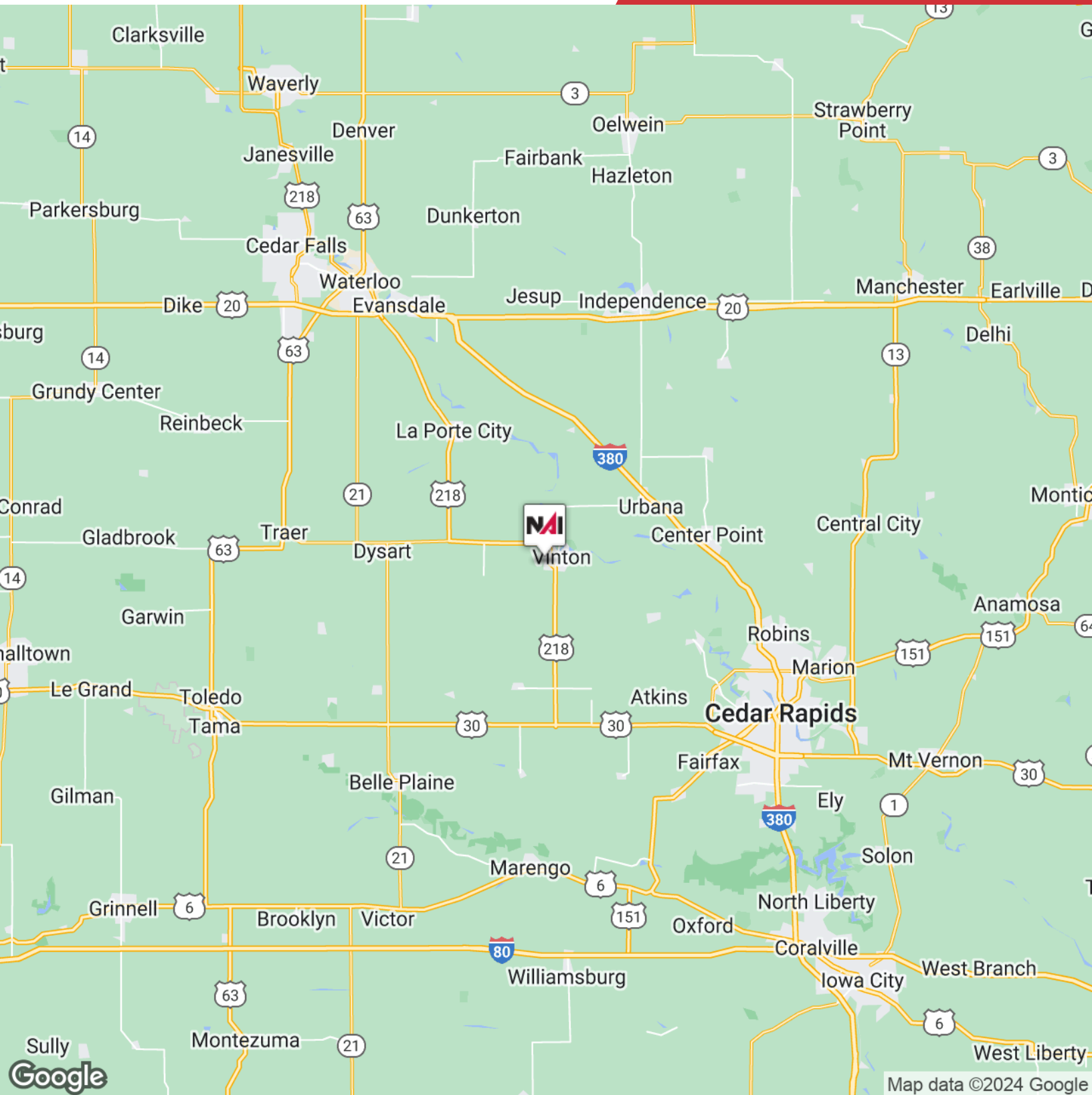
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