



**McNulty Group**  
Incorporated

# FOR SALE/LEASE

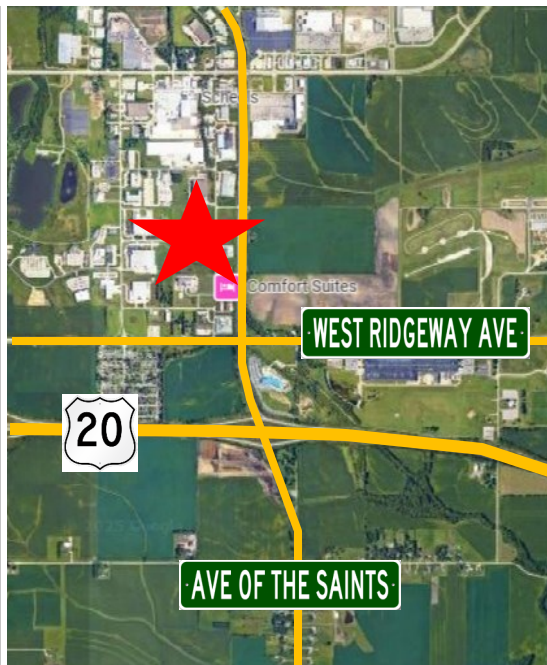
422 Performance Dr.

Cedar Falls, IA 50613

**\$1,125,000**



<b>Building Size:</b>	7,010 ± SF
<b>Doors:</b>	3 Grade Level (12'x12') 1 Dock High (7'x9')
<b>Power:</b>	3 Phase
<b>Year Built:</b>	2005
<b>Lot Size:</b>	4.51 ± Acres
<b>Zoning:</b>	M1 Light Industrial
<b>Additional Features:</b>	<ul style="list-style-type: none"><li>• Office space (2 pvt offices, conference, office supply area, &amp; kitchenette).</li><li>• Heated Shop Space</li></ul>



McNulty Group, Inc. is the agent of the Landlord or Seller of this property and will be paid by the Landlord or Seller. All information furnished with respect to the subject property has been obtained from sources deemed reliable. No representation as to accuracy thereof is made. This offering is subject to errors, omissions, prior sales or withdrawal without notice.

**Josiah Biddle**

Sales Associate

JosiahBiddle@gmail.com

(407) 625-3670 Direct

**McNulty Group Inc.**

2315 Lynx Lane, Suite 6

Orlando, Florida 32804

407-532-3441

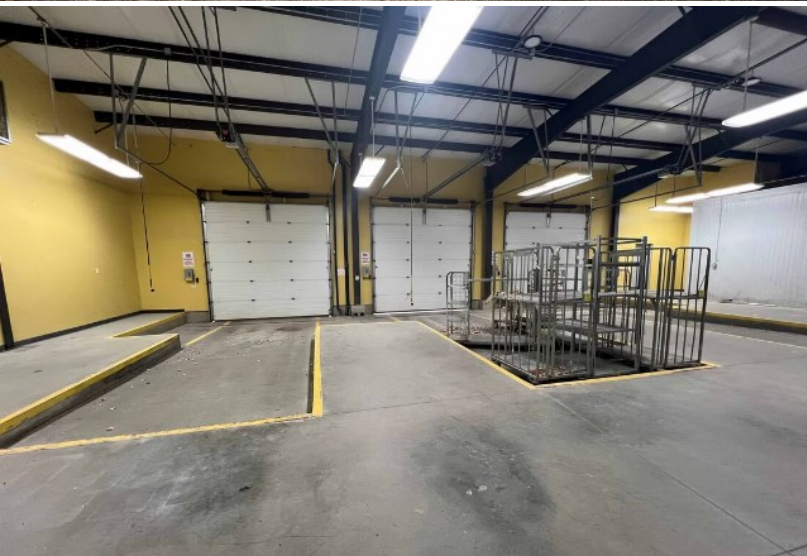
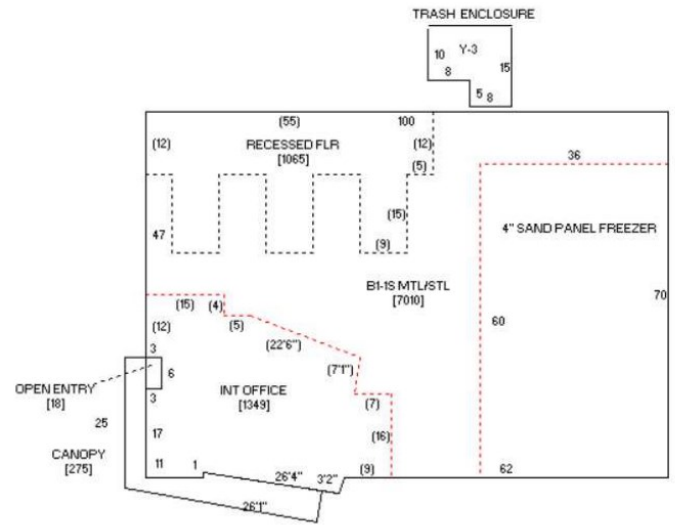




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