

# Industrial Office and Warehouse Space

727 E MAIN ST, WAUKON, IA 5272



## For Lease

This versatile facility features a robust steel building offering a total of 8,576 square feet, with 2,656 square feet dedicated to office space and four acres of yard space. This layout is designed for efficiency, making it ideal for various industrial operations.

The property includes 10 dedicated parking spaces, ensuring convenient access for employees and visitors. With its strategic location in a growing area, this property presents an outstanding opportunity for businesses looking to expand or establish their presence.

Lease Price	\$4.25/SF (\$36,448 annual)
Property Type	Industrial
Sale Type	Investment or Owner User
Lot Size	4.00 AC
Building Area	8,576 SF
No. Stories	1
Year Built	1992
Tenancy	Single
Clear Ceiling Height	18 FT
Drive In/Grade-Level Doors	1
Zoning Description	Industrial
APN/Parcel ID	10-32-126-009

Walker Oglesby  
walker@tpgrepartners.com | (573) 299-8993

TPG Real Estate Partners  
1431 Cinnamon Hill Ln, Ste 104. Columbia, MO 65201