

**46,454 SF
FOR LEASE**

3355

Agency St

Burlington, IA

CBRE

EXECUTIVE SUMMARY

3355 Agency Street in Burlington offers a functional layout suitable for a range of industrial or service uses, with convenient access to major thoroughfares including U.S. Highway 61. The surrounding area is a proven commercial and light industrial corridor, supported by nearby retailers, service providers, and established businesses that enhance accessibility and workforce availability. Its location provides efficient connectivity throughout Burlington and the greater Southeast Iowa region, making it an ideal choice for users seeking both visibility and operational convenience.

PROPERTY OVERVIEW

46,454 Square Feet	Could be demised
Lease Rate	\$5.00 PSF
Site	7.6 Acres with Outdoor Storage Possibilities
Docks	4
Overhead Door	1 - (10' x 10')
Manual Overhead Door	1 - (8' x 8')
Sprinkler	Wet System
Power	3-Phase, 250V, 600 Amps

Ample Parking Spaces

Excellent Location with easy access to Hwy 34 & 61

Rail a possibility, old spur in place

IMPROVEMENTS

HVAC	Replaced - 2025
Roof	Replaced <ul style="list-style-type: none">North & Southeast Section - 2025West & Remaining South Section - 2022



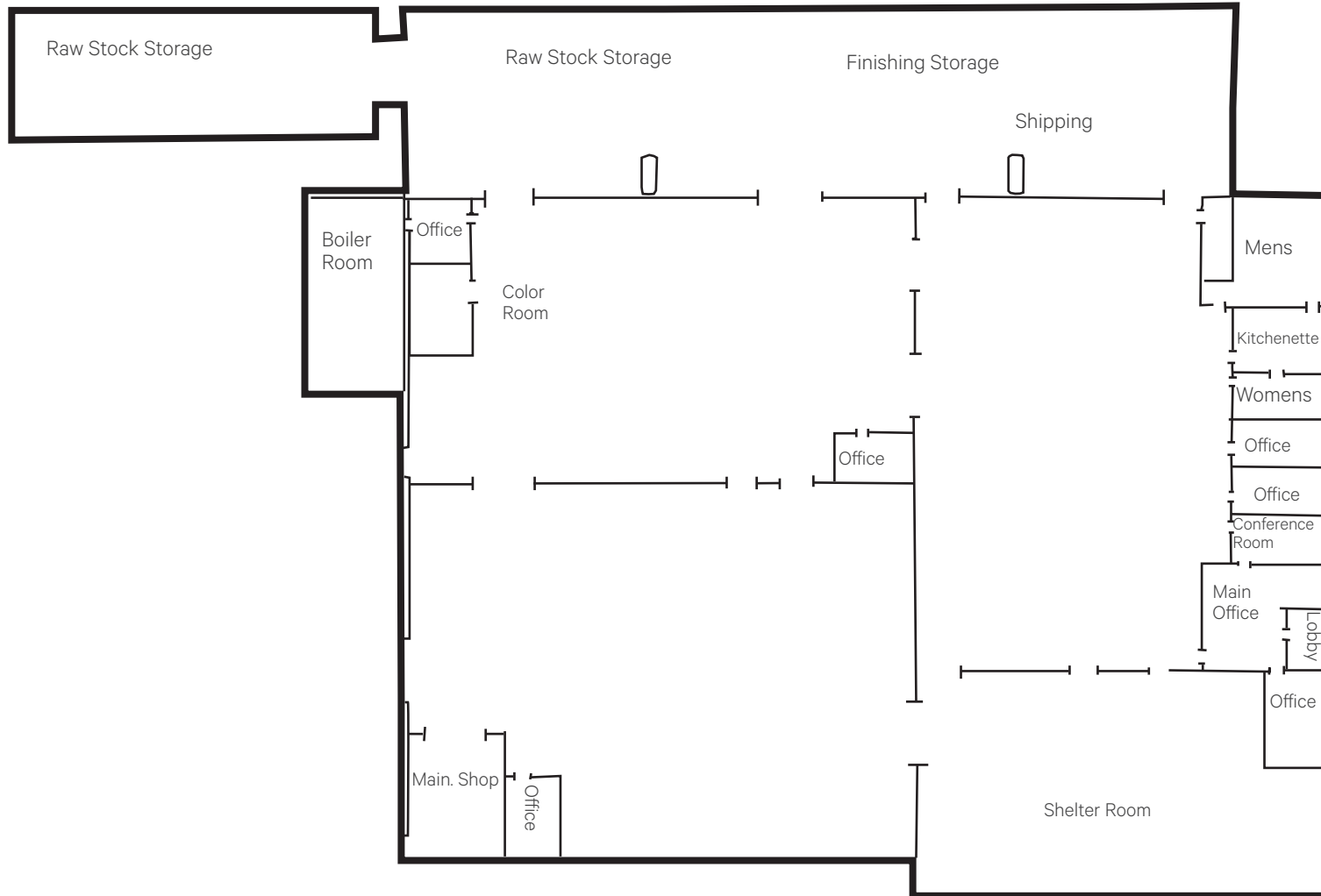
Interiors



EXTERIORS



Floorplan



Demographics

HOUSEHOLD INCOME

	5 Miles	10 Miles	15 Miles
2025 Average Income	\$85,130	\$87,713	\$89,021
2030 Average Income	\$95,549	\$98,774	\$100,053
2025 Median Income	\$57,941	\$60,900	\$64,526
2030 Median Income	\$64,173	\$67,680	\$72,168
2025 Per Capita	\$38,131	\$38,880	\$38,889
2030 Per Capita	\$43,183	\$44,190	\$44,126

OCCUPATIONS

2025 Employed Population			
	5 Miles	10 Miles	15 Miles
Production	12.6%	11.9%	11.4%
Sales / Retail	10%	9.9%	8.8%
Transportation	9.8%	9.5%	9.4%
Office / Admin	9.3%	9.7%	10%
Managment	8.2%	8.9%	9.6%
Healthcare	6.7%	7%	7.4%
Education	5.7%	5.7%	5.6%

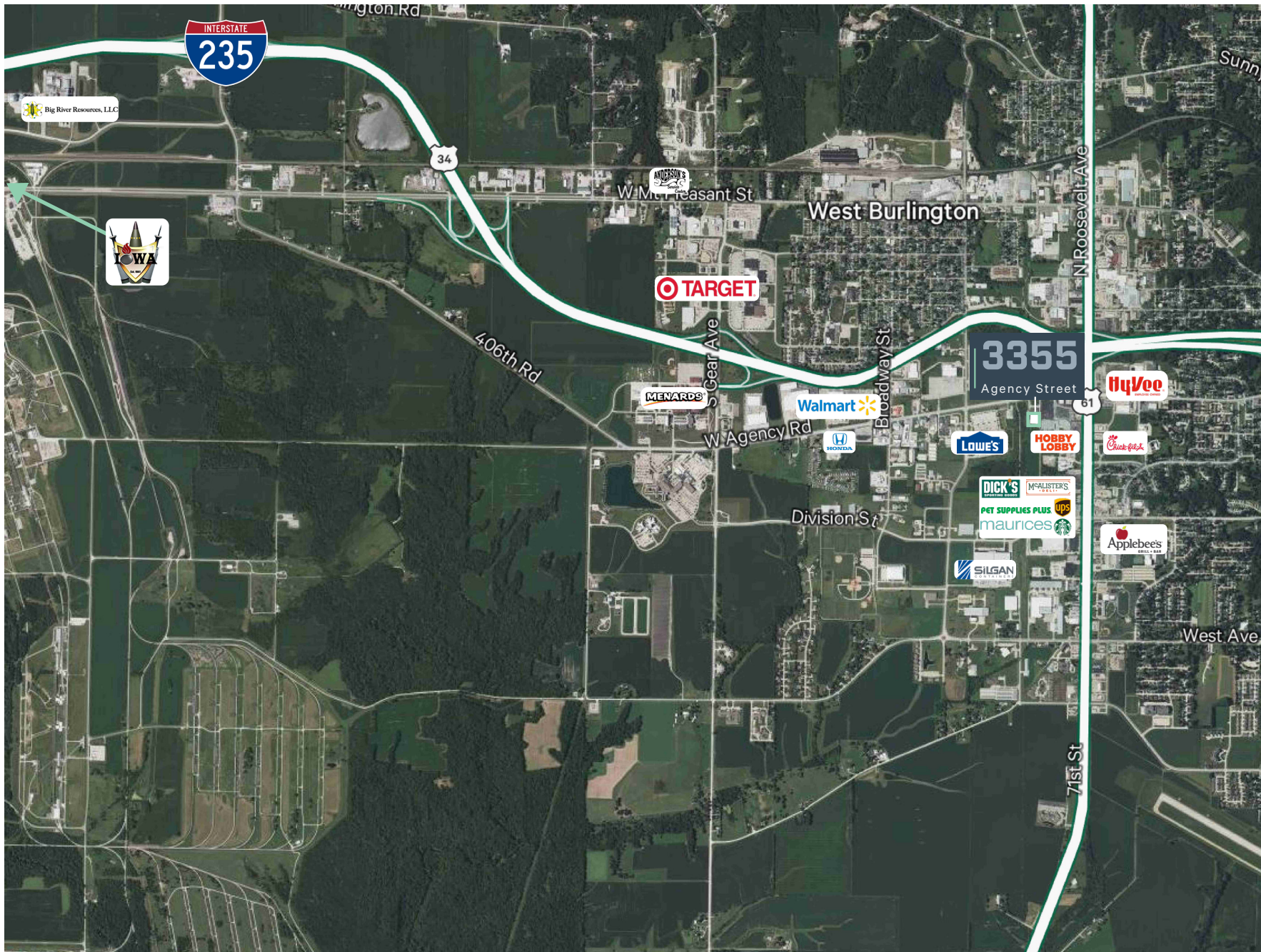
MAJOR RETAILERS



The planned expansion at the Iowa Army Ammunition Plant near Burlington reflects continued federal investment in the facility, reinforcing its role as one of the region's largest employers.

AERIAL





3355

Agency St



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