

Industrial Space

Manufacturing/Distribution For Sale or Lease

CBRE is pleased to be the exclusive listing agent for 301 W Spruce Street in Monona, IA. This site offers a user with the opportunity to relocate to a well-maintained industrial manufacturing/warehouse.

Available Space

- + Total area: +/- 50,458 SF on 5.18 acres (2-parcels)
- + Approx. 48,254 SF of manf/whse
- + Approx. 2,204 SF finished office area with heat & A/C
- + Built between 1969-1988
- + 4 loading docks
- + 1 freight elevator
- + Ceiling heights: 10-ft up to 20-ft in some areas.
- + **Listing Price:** \$756,870 (\$15 psf) (Price Reduced)
- + **Lease Rate:** \$3.75/SF NNN

301 W Spruce Street
Monona, IA
www.cbre.com/desmoines

Industrial Warehouse - Reduced Price



Contact Us

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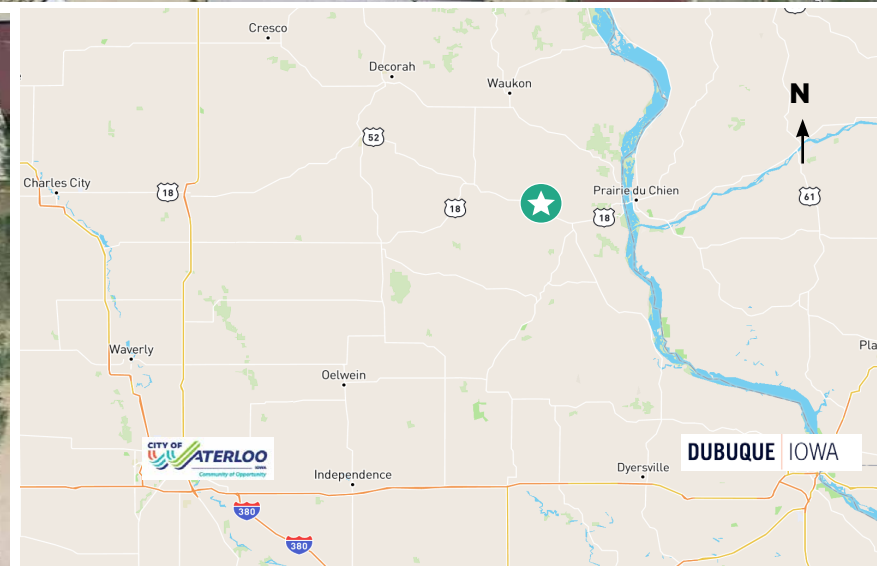
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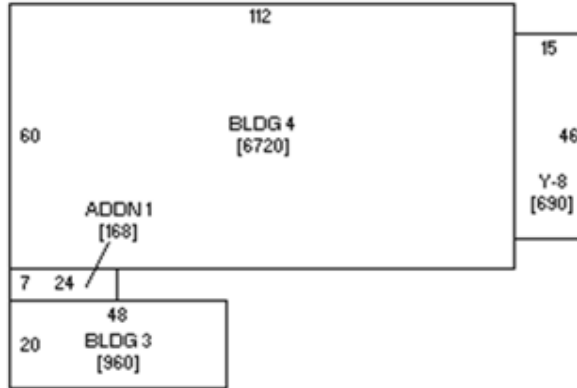
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Building Features

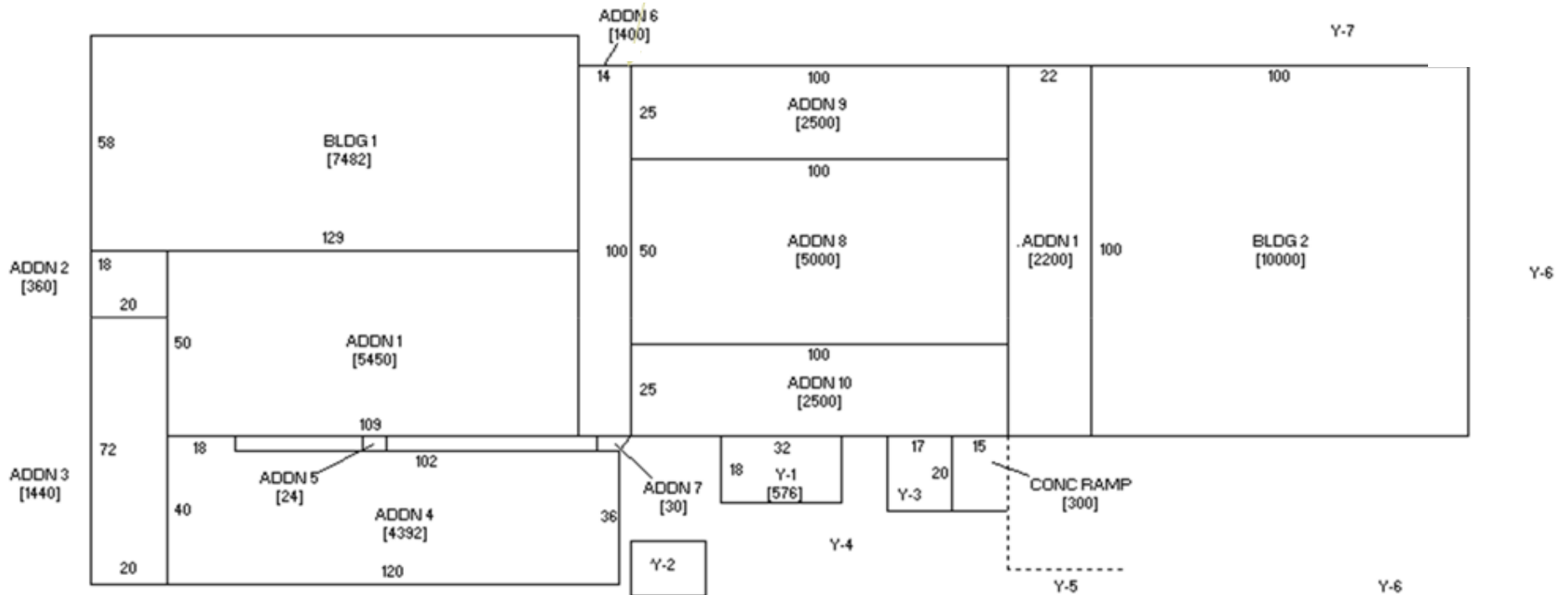


Building Layout



Property Features

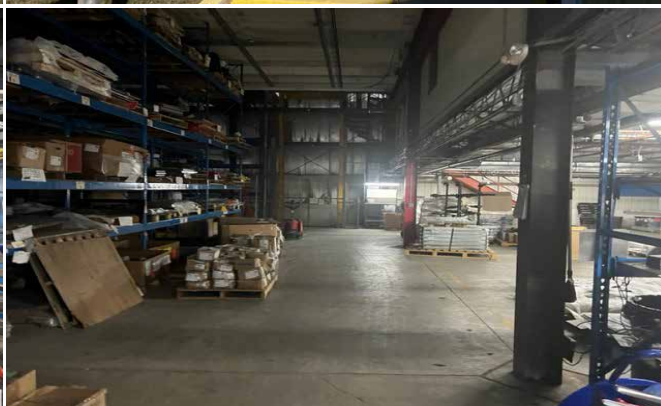
- + Located just off the local state highway running through town.
- + Available workforce in or around the area.
- + Heavy power to the building
- + Some new capital improvements done to roof and siding.
- + Large parking area
- + Building is sprinklered (wet and dry systems).



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Photos

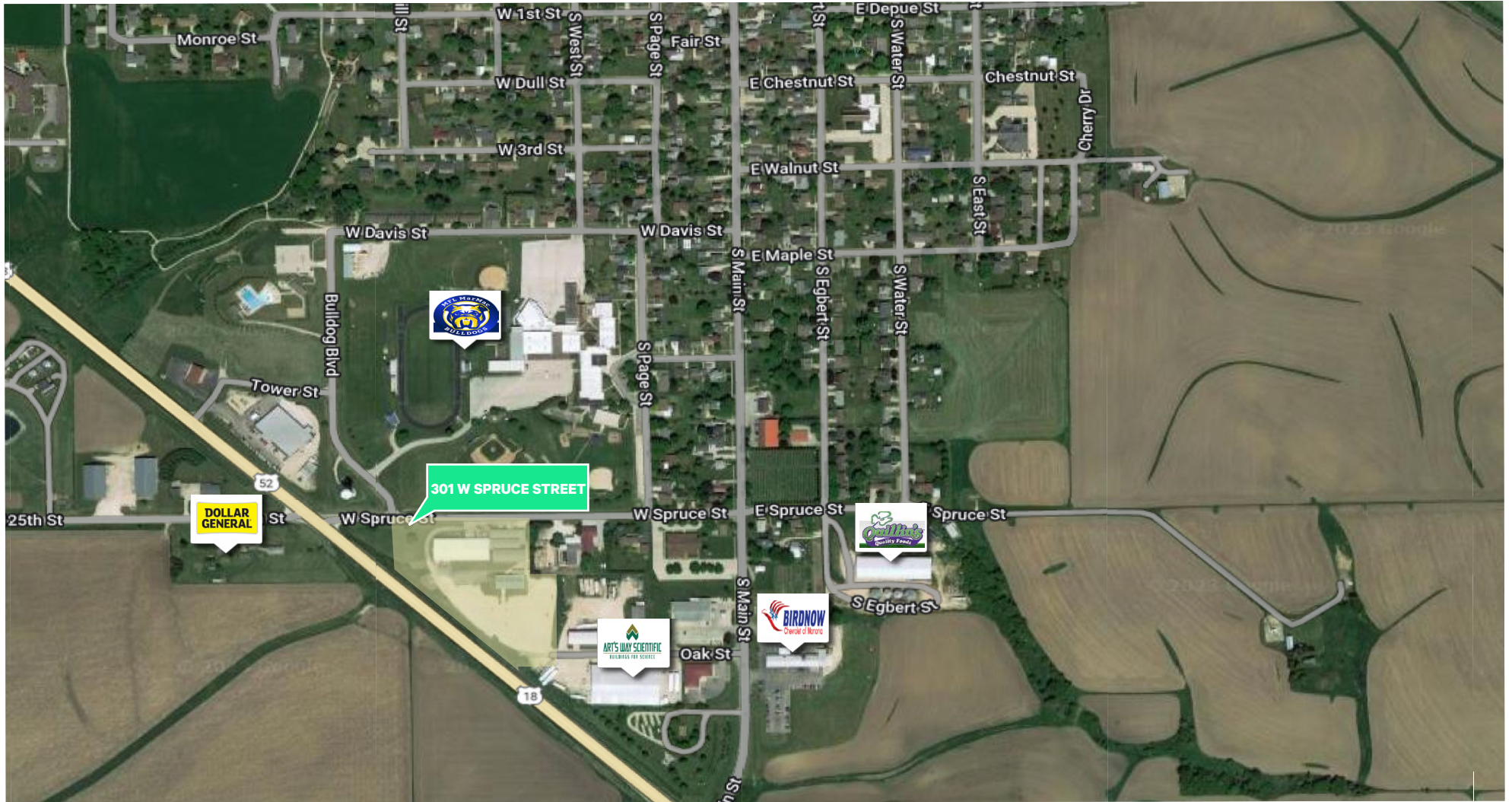


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Location



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