

# REAL ESTATE FACT SHEET

OFFERED FOR SALE EXCLUSIVELY

BY

**BIRKENHOLZ REALTY**

HEARTLAND COMMERCIAL DIVISION

## **FLEX USE BUILDING**

Address: 1501 N 15<sup>th</sup> Ave E, Newton, Iowa 50208

Location: Excellent location for many commercial uses. Industrial park area. Excellent access and visibility.

Access: Two street entrances in place. Excellent access from I-80 Exit 168 and Hwy 14.

Size: Building has a total of +/-22,500 SF. Current finish is office, sales, data center type finish.

Land: Parcel includes +/-2.574 acres. Additional land is available.

Zoning: I-L; Light Industrial District. **Could be modified to warehouse use.**

Assessment: Assessed at \$997,120.00. Annual tax is \$30,932.00.

Utilities: The lot has all utilities available in building or in immediate area.

Condition: Newer property in excellent condition. Offered on an "AS - IS" basis.

Price: **Reduced sale price of \$899,900.00.** Lease would be considered.

Improvements: Building has good quality office finish, sales area, data entry, conference room and warehouse finishes. The property is in very good condition. Ceilings are 15' between beams in center, 13' on sides. Ceilings are 12'4" to bottom of beams in center, and 11' on sides. The south wall of the building is designed for easy expansion. Also 864SF garage on property.

Summary: Outstanding location in an industrial area of Newton. Excellent site for a industrial, warehouse or office uses. Easy access location in the northeastern portion of Newton.

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