

AVAILABLE FOR SALE

701 A AVENUE

GRUNDY CENTER, IA 50638



TWO BUILDING FOOD MANUFACTURING COMPLEX (SQF AND KOSHER CERTIFIED / FOOD GRADE)

SITE SPECIFICATIONS:

SITE SIZE:	4.81 Acres
TOTAL BUILDING SIZE:	±75,000 SF
SPRINKLER:	Wet system
PROPERTY TAXES:	\$40,320 (\$0.93 PSF)
SALE PRICE:	\$1,500,000 (equipment separate)
EQUIPMENT IN PLACE:	<ul style="list-style-type: none">› 3 bottle filling lines (hot or cold)› 3 bulk liquid silos (120,000 lbs capacity each)› Waste treatment tank with skimmer (floor drains / sloped floor throughout the production area flow to the tank)› Air compressor› Quality assurance lab

BUILDING 1 SPECIFICATIONS:

SIZE:	±43,000 SF
OFFICE:	±990 SF
PRODUCTION:	±23,000 SF 11' - 14' clear / temp controlled
WAREHOUSE:	±20,000 SF (944 pallet positions) 19' - 23' clear
POWER:	1200 amps @ 240 volts
YEAR BUILT:	1950 (Additions 1973 - 2020)

BUILDING 2 SPECIFICATIONS:

SIZE:	±30,000 SF
PRODUCTION:	1,500 SF cooler 32° F / 92 pallet positions
WAREHOUSE:	±30,000 SF 2,784 pallet positions
CLEAR HEIGHT:	20'
YEAR BUILT:	2007

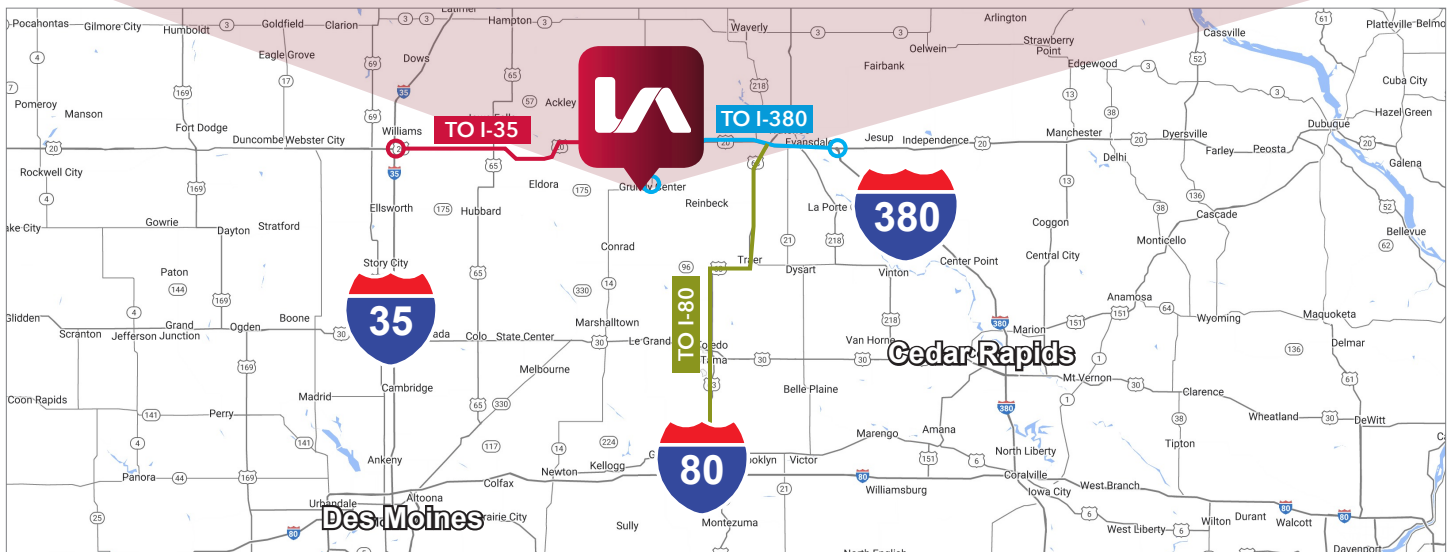
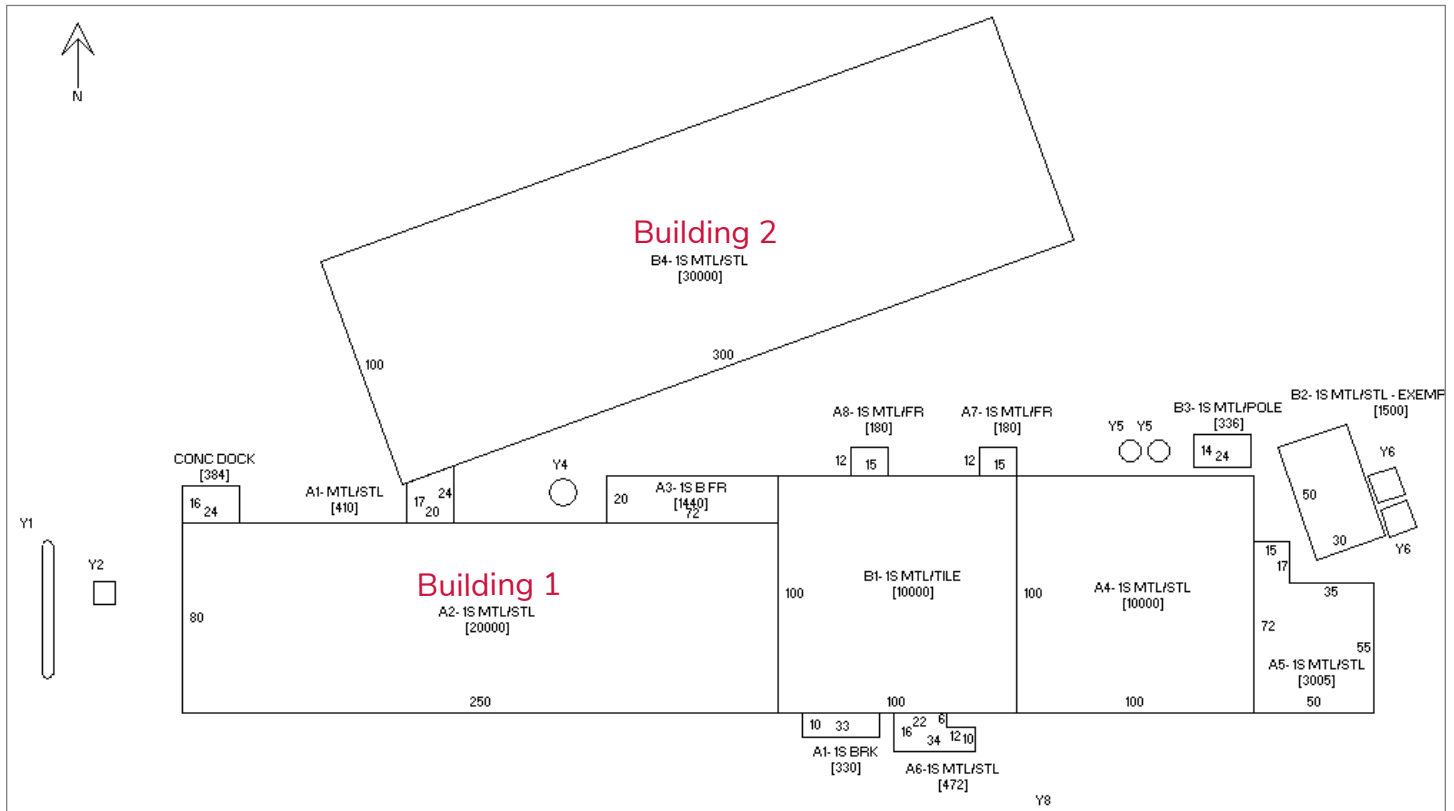


Thomas M. Condon, SIOR
Principal
tcondon@lee-associates.com
D 773.355.3049

Matt Miehe, CCIM
Commercial Broker
matt@mattandfred.com
D 319.269.6222

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Building 1 Photos



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Building 2 Photos



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