



**FOR SALE AT:
\$2,100,000**

21035 240th St Grundy Center

Impressive manufacturing site in Grundy County. Offers 208,000 sq. ft. in 13 buildings sitting on a 38.11 acre site. Main building offers 92,700 sq. ft. with additional adjacent 80,000 sq. ft. building. Both main buildings are fully sprinkled. Site provides city water and private septic system for sanitary sewer. Property offers space for future expansion and low property taxes. Two bays on the site are currently available for lease. Contact Chris Fischels for additional information.

PROPERTY SPECS

Type	:Industrial
Status	:For Sale
Available Sq. Ft.	:208,360
Zoned	:M
Year Built	:1973
Lot Size	:38.11 acres
Net Taxes	:\$34,812.00

*Taxes based on assessed value of \$1,737,030

- 3 dock doors
- Room for future expansion
- Main buildings are fully sprinkled
- Several crane bays

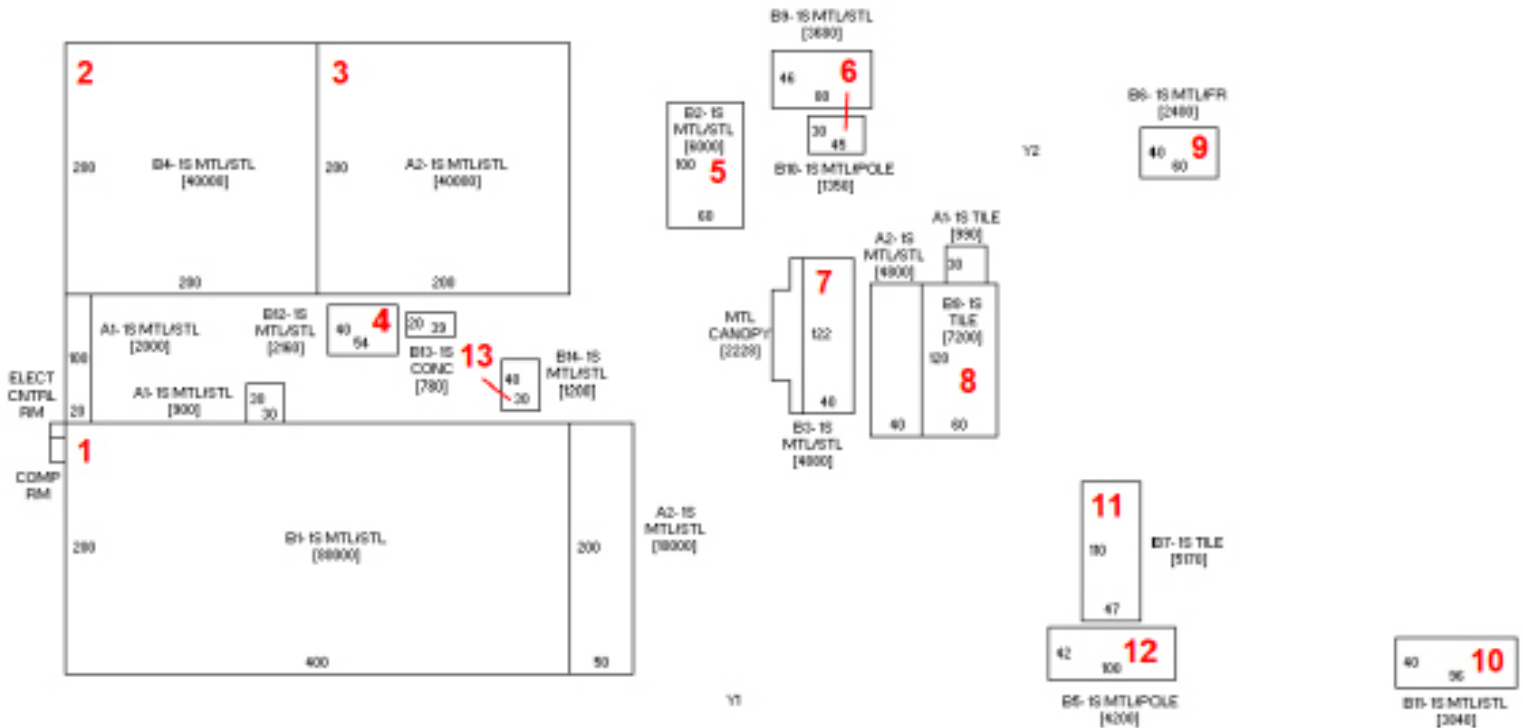


CHRIS FISCHELS

319-830-5000
chris@CRFRE.com



BUILDING SKETCH



INVENTORY OF BUILDINGS

1. Manufacturing facility - 92,700 sq. ft.
2. Warehouse - 40,000 sq. ft.
3. Warehouse - 40,000 sq. ft.
4. Wood boiler room - 2,940 sq. ft.
5. Warehouse - 6,000 sq. ft.
- 6 Kilns - 5,030 sq. ft.
7. Sawmill - 4,800 sq. ft.
8. No longer in use
9. Wood hog building - 2,400 sq. ft.
10. Showroom - 3,840 sq. ft.
11. Face Plant - 5,170 sq. ft.
12. Face Plant - 4,200 sq. ft.
13. Chipper - 1,200 sq. ft.



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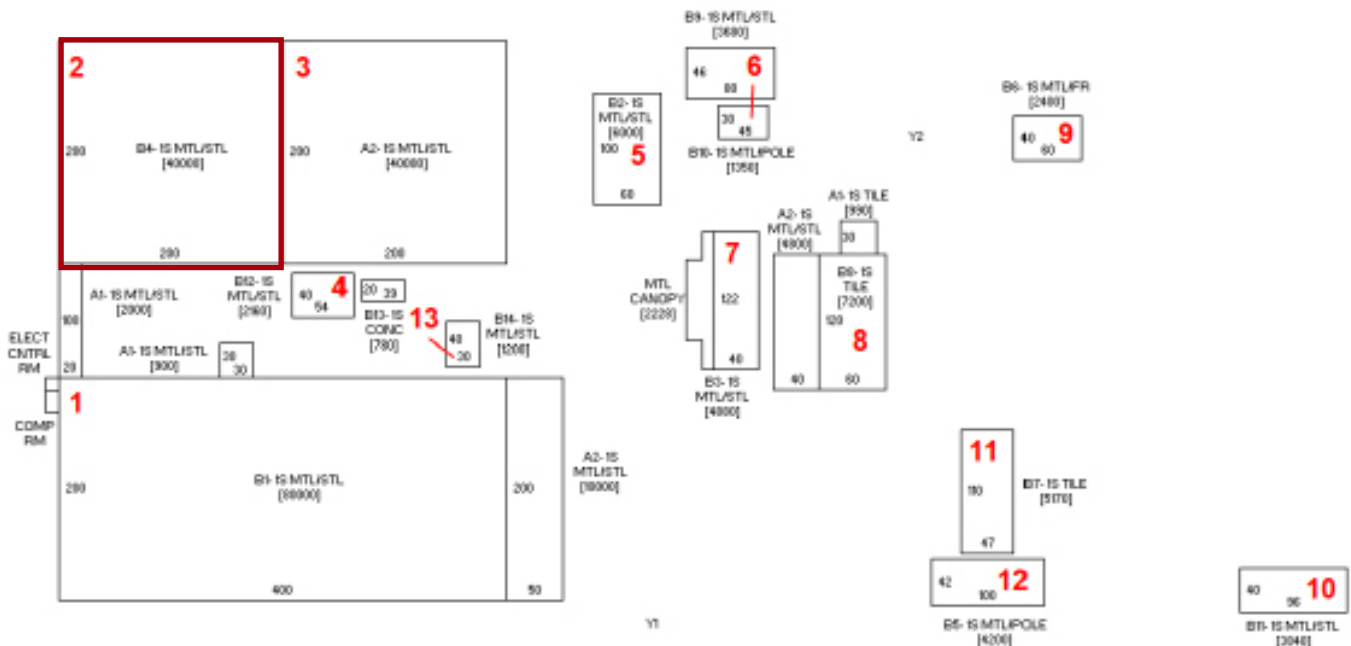


BAYS FOR LEASE

Two bays are available for lease in the large building at the front of the complex. The spaces are 15,000 and 10,000 sq. ft. and are sprinkled.

BAY	SQ. FT.	PRICE
Bay 1	10,000	\$3.00 PSF
Bay 2	15,000	\$3.00 PSF

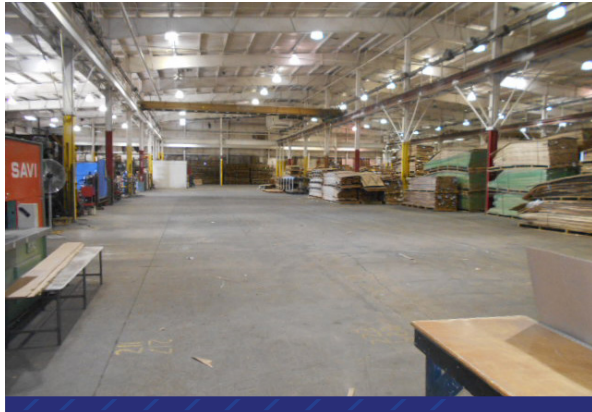
40,000 sq. ft. of warehouse space available for lease in building 2. This space includes (1) 10 x 10 overhead door, 2 dock doors, and is sprinkled.



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PROPERTY PHOTOS



FISCHELS

COMMERCIAL & RESIDENTIAL

319-234-5000

The information contained herein is believed to be accurate but is not guaranteed.

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AERIAL PHOTO



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LOCATION



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