FOR SALE

304 S VINE ST
INDUSTRIAL WAREHOUSE/FREEZER SPACE
WEST UNION, IA

PROPERTY HIGHLIGHTS

+ TOTAL BUILDING SIZE: 75,420 SF
+ OFFICE, FREEZER, AND WAREHOUSE SPACE
+ ACREAGE: 1.94 acres
+ LOADING: 13 docks
+ CLEAR HEIGHT: 31’ peak to 27’ eaves

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PROPERTY AERIAL

FLOOR PLAN

BLL 07-17-261-316 (2 BLDGS)
CURRENTLY IN THE NAME OF H & H DIST.
PROPERTY FEATURES

+ TOTAL BUILDING SIZE: 75,420 SF
+ ACREAGE: 1.94 acres
+ YEAR BUILT: 1971 with several new additions
+ LOADING: 13 docks
+ CLEAR HEIGHT:
  - 31’ peak
  - 27’ eaves
+ COLUMN SPACING: 30’ X 36’
+ OFFICE (Rennovation needed):
  - 8,000 SF
+ FREEZER 1:
  - 2,735 SF
  - CLEAR HEIGHT: 20’
+ FREEZER 2:
  - 8,755 SF
  - CLEAR HEIGHT: 22’
  - COLUMN SPACING: 23’ X 31’
+ FREEZER 3:
  - 9,375 SF
  - CLEAR HEIGHT: 25’
  - COLUMN SPACING: 22’ X 23’
+ TAXES (2017): $0.04/SF
+ SALE PRICE: $1,250,000 ($16.57 PSF)
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304 S VINE ST
WEST UNION, IA

FAYETTE COUNTY

POPULATION:
West Union Population: 2,592
Fayette County Population: 20,391

COUNTY WORKFORCE:
Fayette County: 62.9% of individuals over age 16

MEDIAN FAMILY INCOME:
Fayette County: $47,711

PROMINENT INDUSTRIES IN THE REGION:
+ Agriculture
+ Forestry
+ Fishing
+ Hunting
+ Wholesale Trade
+ Manufacturing

WEB LINKS:
http://www.westunion.com/
https://www.traveliowa.com/cities/west-union-iowa/323/
http://www.tayetecounty.owa.org/

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