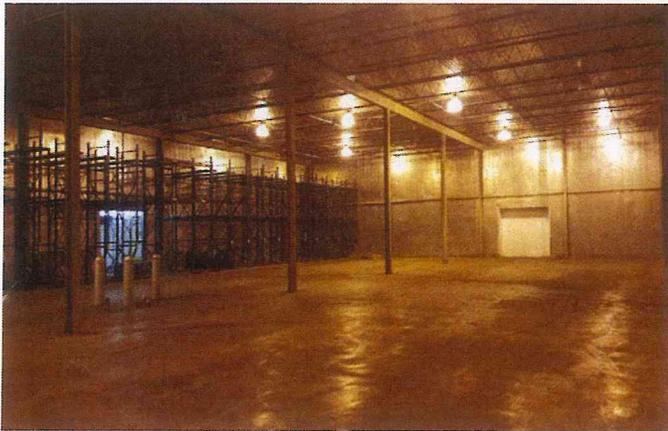
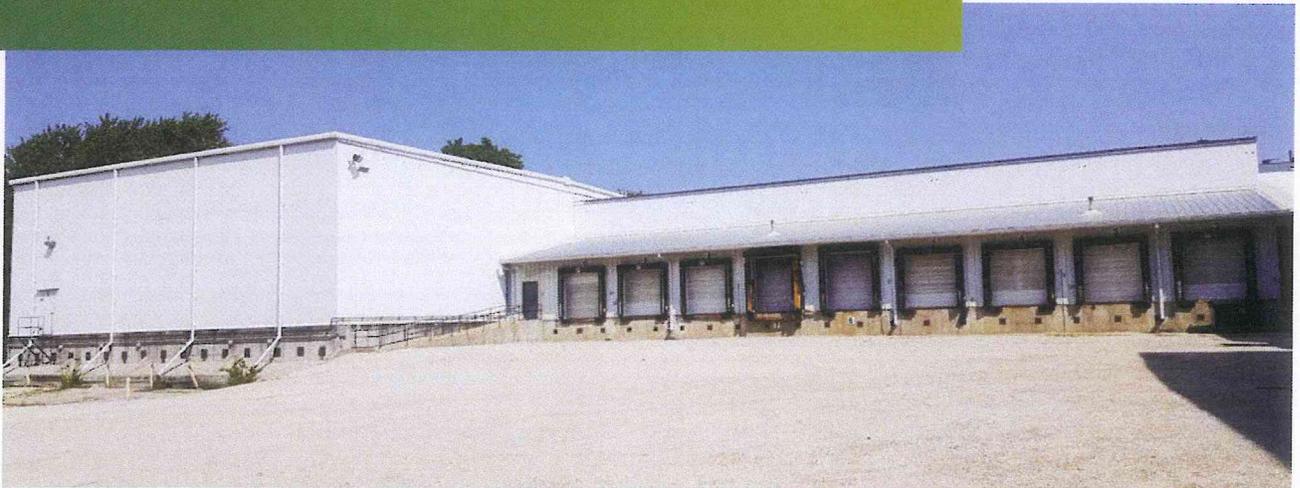


FOR SALE

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



CONTACT US

ANDY LUBINSKI

Vice President
+1 952 924 4872
andy.lubinski@cbre.com

JUSTIN FELIX

Transaction Manager
+1 612 336 4250
justin.felix@cbre.com

HARRISON KRUSE

CBRE | Hubbell
+1 515 221 6648
harrison.kruse@cbre-hubbell.com

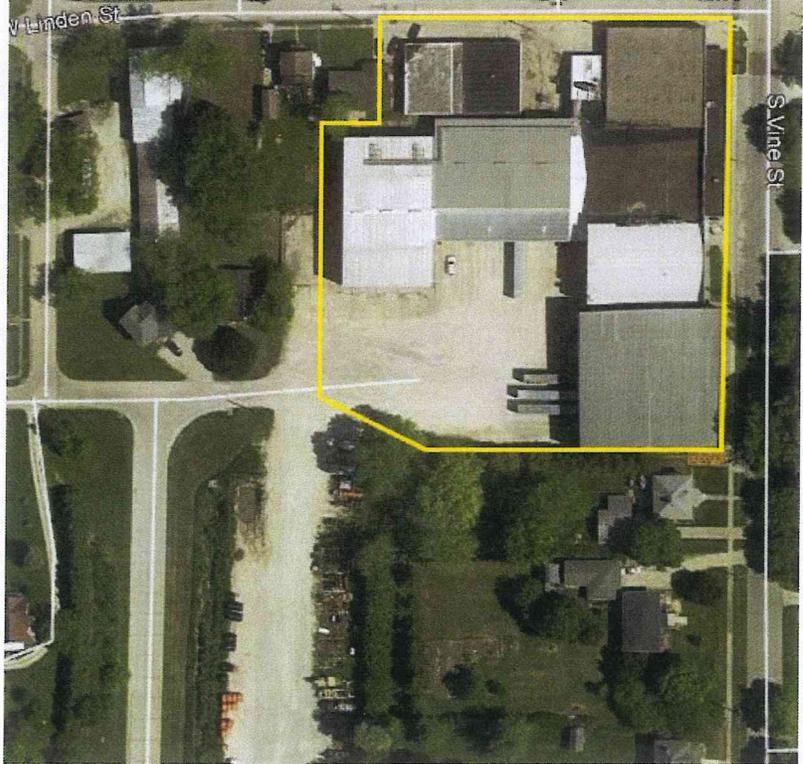
www.cbre.com

CBRE

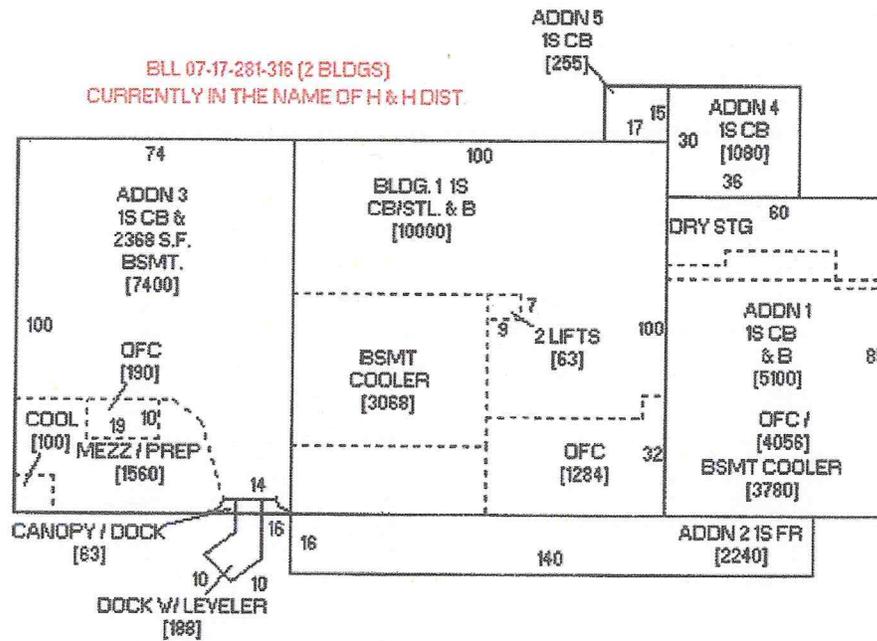
FOR SALE
304 S VINE ST



PROPERTY AERIAL



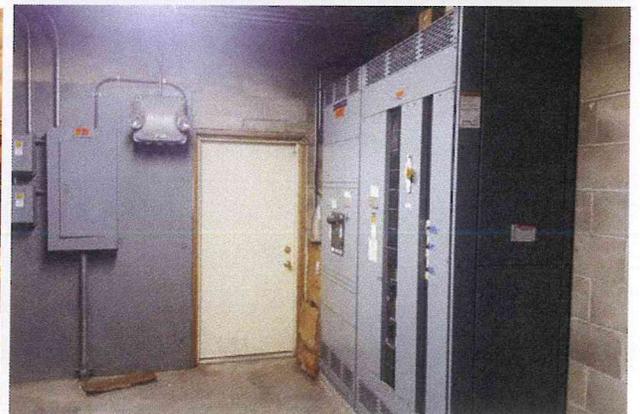
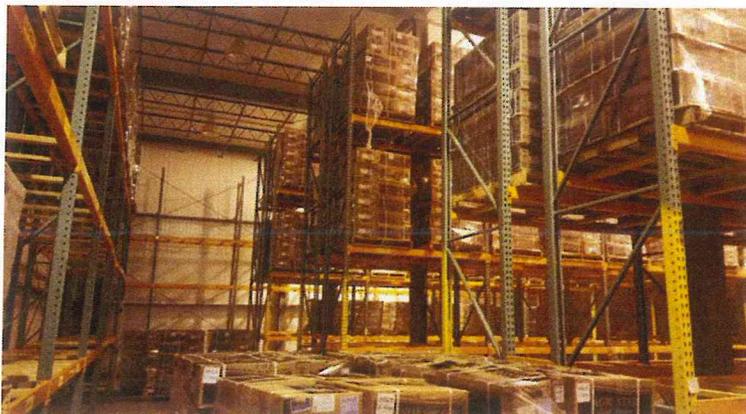
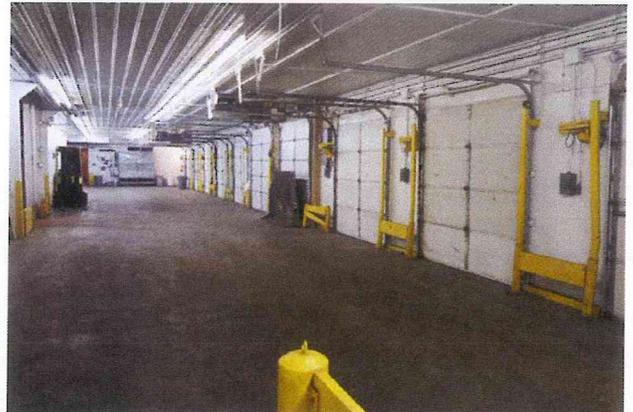
FLOOR PLAN





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 (Renovation 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)



FOR SALE 304 S VINE ST

WEST UNION, IA



FAYETTE COUNTY

POPULATION:

West Union Population: 2,592

Fayette County Population: 20,391

COUNTY WORKFORCE:

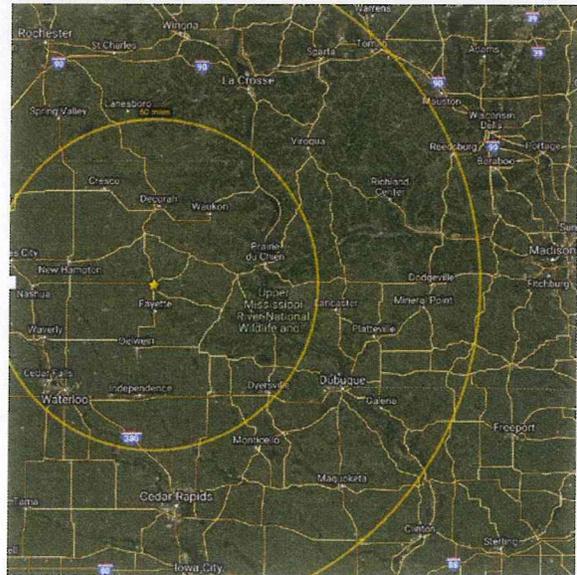
Fayette County: 62.9% of individuals over age 16

MEDIAN FAMILY INCOME:

Fayette County: \$47,711

PROMINENT INDUSTRIES IN THE REGION:

- + Agriculture
- + Forestry
- + Fishing
- + Hunting
- + Wholesale Trade
- + Manufacturing

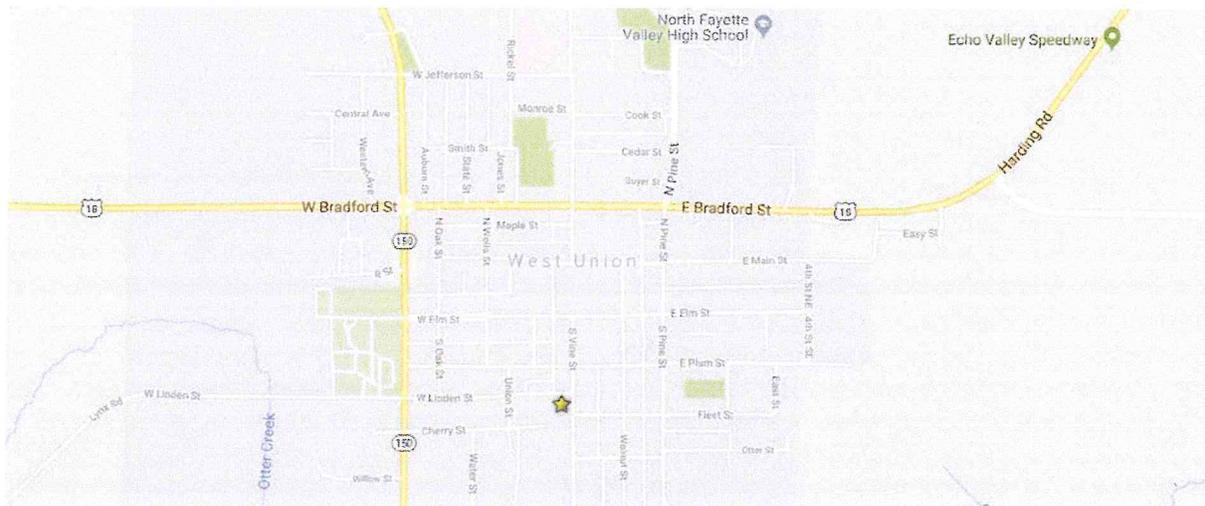


WEB LINKS:

<http://www.westunion.com/>

<https://www.traveliowa.com/cities/west-union-iowa/323/>

<http://www.fayettecountyiowa.org/>



© 2018 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

www.cbre.com

CBRE