

# TWO LOTS FOR THE PRICE OF ONE!

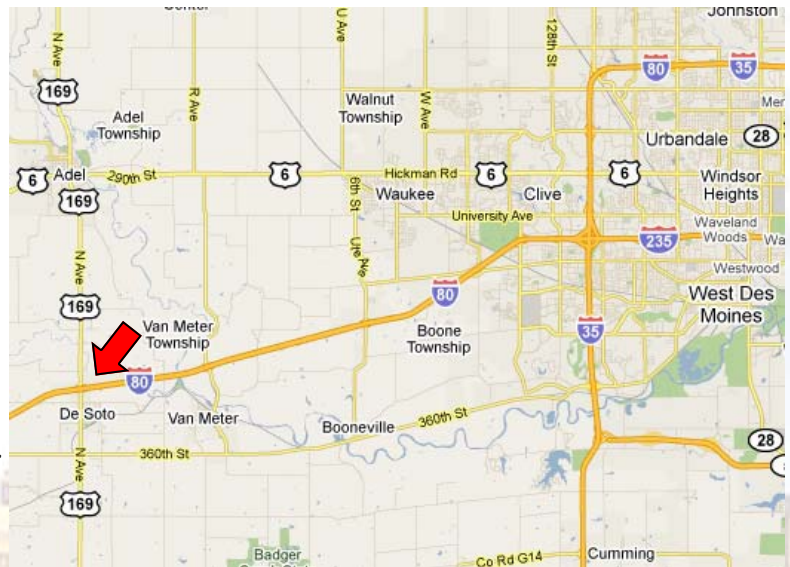
## GOLDEN CIRCLE BUSINESS PARK

**4.32 Acres  
plus  
Unique Industrial Building  
for  
One Low Price!**



## 9 & 11 ELLEFSON DRIVE - DE SOTO, IOWA (I-80 & US 169)

- Sale Price: ~~\$380,000~~ **\$316,000**
- Total Lot Size: ~~2.07 acres~~ **4.32 acres**  
 Lot 11: 2.07 acres  
 Lot 9: 2.25 acres
- Building Size: 9,000 SF
- Ceiling Height: 14'
- Drive-In Doors: 4 - 40'x12'
- Traffic Count: 25,600 VPD
- Fully Insulated
- Former plane hanger sits on Lot 11 and has 400 AMP electrical service to each of the four 2,250 SF bays.
- Lot 9 offers an additional 2.25 acres
- Conveniently located just off I-80 and Hwy 169 in De Soto



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