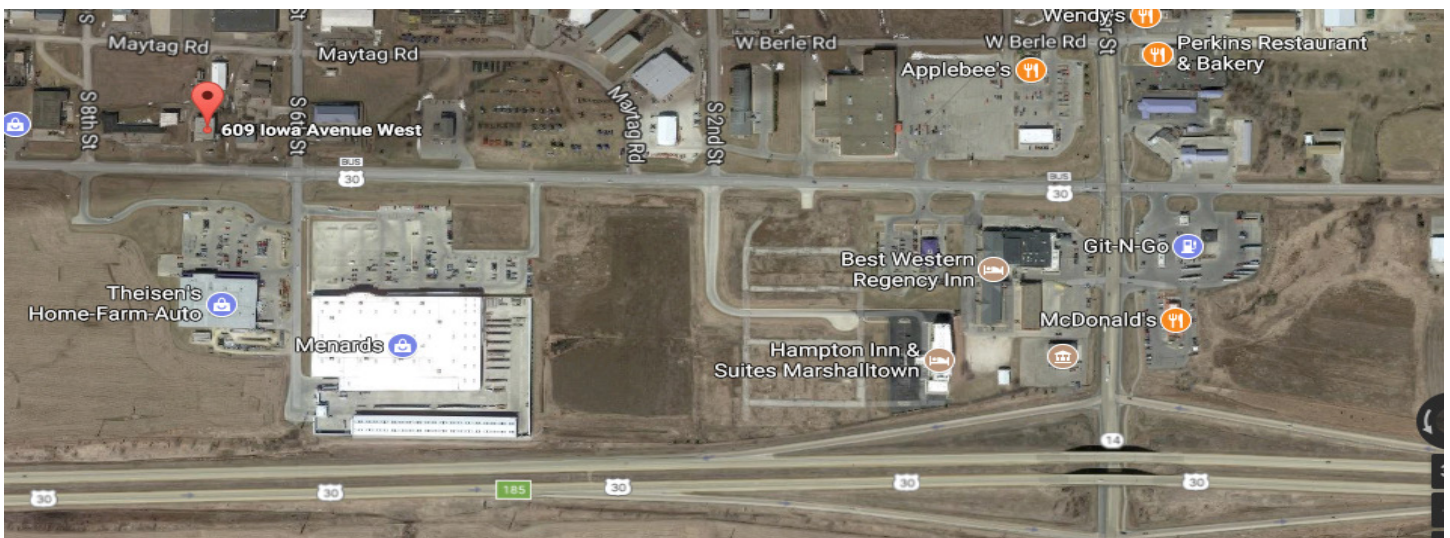


**RATE
REDUCED!!**

**Iowa Realty
COMMERCIAL**



**COMMERCIAL BUILDING FOR SALE OR LEASE
609 IOWA AVE. W, MARSHALLTOWN**



Total Building Size: 5,490 SF

Office Space: 1,560 SF

Lease Rate: ~~\$5.85/SF NNN~~ **\$5.25/SF NNN**

Zoning: M-2 (Light Industrial)

- 2 drive-in loading docks
 - 11.5' ceiling height
- Tube heating in warehouse
- New Central Air in 2014
- 480v / 3 Phase Power
 - Outdoor Storage

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