

803 SW LORRAINE STREET, LEON, IA 50144

Price Reduced!
\$1,300,000



MANUFACTURING/DISTRIBUTION BUILDING FOR SALE

- **Building Size:** 195,584 SF
- **Building Site:** 10 Acres plus additional 11 acres south of SW 11th St
- **Frontage:** 380'
- **Ceiling Height:** 14' to 21'
- **Parking Spaces:** 220
- **5 Dock Doors and 1 Drive-In Doors**
- **1200 AMP—3 Phase & 2-800 Amp 3 Phase Systems**
- **Building is in good condition-4,500 sf finished office, 2,469 sf cafeteria and a 7,776 sf basement with 10' clear.**
- **Fully sprinkled and fully air-conditioned.**
- **Located off exit 12 on I-35, 60 miles south of Des Moines and 120 miles north of Kansas City.**
- **Well maintained manufacturing/distribution facility. Ideal for printing/mailing/shipping facility.**

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