

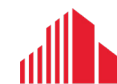
INDUSTRIAL BUILDINGS FOR SALE

1655 140TH ST | CLARENCE, IA 52216



SALE PRICE: \$1,375,626

SIZE: 65,506 SF / 4.37 AC



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

1655 140th St | Clarence, Iowa

PROPERTY OVERVIEW

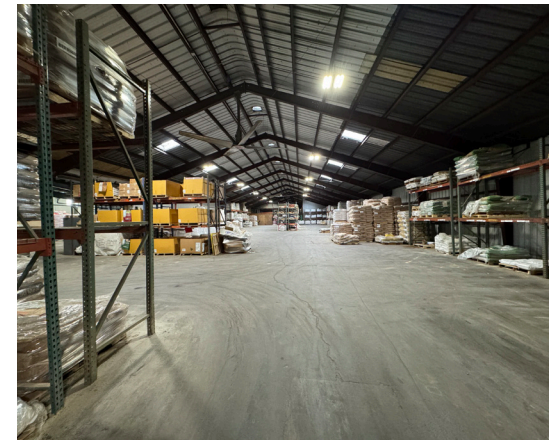
Formerly a Purina food distribution facility, this industrial-zoned property offers exceptional operational potential. Located directly off Highway 30 with excellent regional access, it is approximately 40 minutes from Cedar Rapids, providing an ideal base for distribution, manufacturing, or related industrial use.

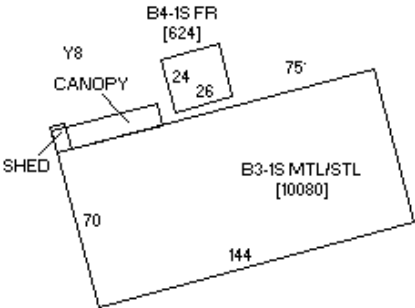
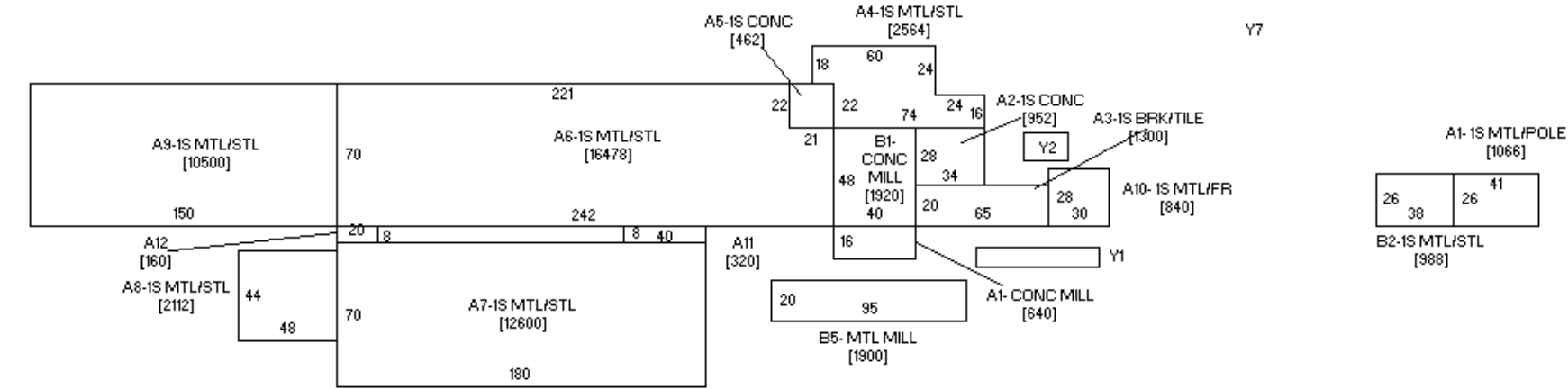
Sale Price	\$1,375,626
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Building Size (SF)	65,506
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Land Size (AC)	4.37
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Zoning	I- Industrial
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FLOOR PLAN

CLARENCE, IA

OVERVIEW



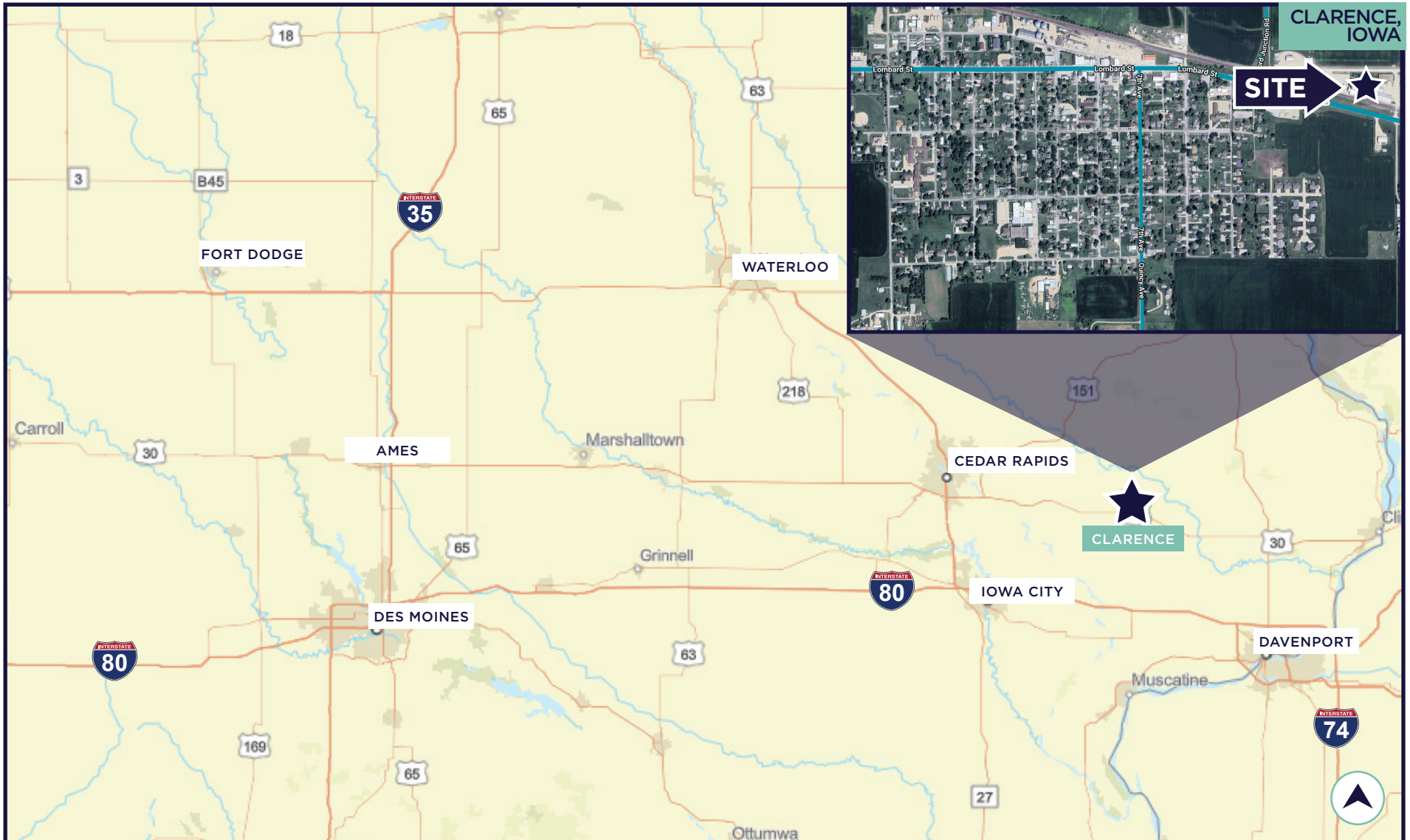
16 MILES TO
I-80



36 MILES TO
CEDAR RAPIDS



48 MILES TO
DAVENPORT





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