



Belmond Spec Building

Available Sq. Ft: 10,000

Address:

1415 River Ave. South / Hwy 69 South
Belmond, IA 50421 (Wright)

Property and Area Description:

New construction in Industrial Park. Pre-Engineered Metal Building (PEMB) by Chief with warranty, monoslope roof (high side 26' on south, low side 22' on north), spread foundation footings, insulated walls (4") and ceiling (6"), loading dock (8' x 9'), drive-in door (14' x 14') paving parking area (50' x 44'), cement office pad (20' x 20'), humidistat, inside and outside lights, on frontage road parallel to Highway 69 and excellent drainage.



Contact:

Sherri Kinseth
Belmond Industrial Capital LLC
PO Box 145
Belmond, IA 50421
Phone: 641-444-4428
E-Mail: slkinseth@myway.com
Web site: www.belmondiowa.com

Building Details:

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|-----------------------------------|---------------------------|
| Total Sq. Ft: 10,000 | Building Type: Industrial |
| Number of Stories: 1 | Year Built: 2006 |
| Ceiling Peak (ft): 26 | Ceiling Eaves (ft): 22 |
| Expandable: Yes | Can Subdivide: No |
| Construction Type: Metal or Steel | Zoning: Industrial-Heavy |
| Site Size (Acres): 5.07 | Within City Limits: Yes |
| Former Use: New Construction | |

Brad Robson
Belmond Industrial Capital LLC
PO Box 145
Belmond, IA 50421
Phone: 641-444-3226
Fax: 641-444-7119
E-Mail: brobson@fsbbelmond.com
Web site: www.belmondiowa.com

Transportation:

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|--|----------------------|
| Nearest Interstate: Interstate 35 | Distance (miles): 15 |
| Nearest 4-Lane Highway: U. S. Highway 20 | Distance (miles): 29 |
| Nearest Commercial Airport: Mason City Municipal Airport | Distance (miles): 30 |
| Rail Served: No | |

Offering:

Sale Price: 250000
Lease Rate (Sq. Ft./Per Year): N/A

Utilities:

Electric Distribution: Electricity is provided by Alliant Energy: 800-937-0177
Natural Gas Distribution: Gas is provided by Alliant Energy: 800-937-0177
Water: City of Belmond
Sewer: City of Belmond
Local Telecommunications Service: Frontier Communications (800-570-6341) and Mediacom (800-392-6688) provide telecommunications to site