

**Oskaloosa Available Spec. Building**  
**39,375 square feet**  
**Oskaloosa, IA 52577**  
**Location: East edge of city; within city limits**

**Address:**

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2711 South 35<sup>th</sup>  
Oskaloosa, IA 52577 (Mahaska County)

**Property and Area Description:**

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Building is located on the east edge of Oskaloosa in a new Industrial park. Building currently has tenant with lease until October 2009.

This is a great almost new building in a new Industrial park that is ready to go. It is currently used for a food ingredient warehouse with their lease expiring in 2009.

It was built by the local Economic Development Group to attract industry to Oskaloosa. They would be willing to lease it again at \$1.75 per square foot, triple net lease. They would be willing to look at an ideas and needs that a new tenant might have.

**Building Details:**

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Total Sq. Ft.: 39,375	Building type: Warehouse & Distribution
Number of Stories: 1	Year Built: 1998
Ceiling Peak (ft.): 27.0	Ceiling Eaves (ft.): 22.0
Construction Type: Metal or Steel	Can Subdivide: No
Site Size (Acres): 2.27	Zoning: Industrial-Light
Food Ingredient Warehouse	Within City Limits: Yes

**Transportation:**

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Nearest Interstate: I-80	Distance (miles): 30
Nearest 4-Lane Highway: Hwy 163	Distance (miles): 5
Nearest commercial Airport- Des Moines International Airport	Distance (miles): 65
Rail Served: yes	

**Utilities:**

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Electric Distribution: MidAmerican Energy  
Natural Gas Distribution: MidAmerican Energy  
Water: Oskaloosa Municipal Water  
Sewer: Oskaloosa Municipal Water  
Local Telecommunications Service: Mahaska Communications Group, Qwest, MediaCom

**Contacts:**

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Director of Mahaska Community Development Group  
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Oskaloosa, IA 52577  
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**Offering:**

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Sale Price: \$765,000  
Lease Rate Per (Sq. Per Year): 1.75

**Owner/Broker:**

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