



1003 S 12TH ST

MARSHALLTOWN, IA

Positioned on a single site, this versatile industrial property features six warehouse buildings, offering exceptional flexibility for investors and owner-users alike. Five buildings are well-suited for warehouse use, owner-occupants, or leasing opportunities, with potential for self-storage or RV/boat storage conversion. Multiple tenants provide immediate income, while a long-term Verizon Wireless cellular tower lease provides a stable income stream.

PROPERTY DETAILS

- 5.3 Acre Lot
- 33,436 SF
- 6 Warehouse Buildings

PRICE

- \$950,000

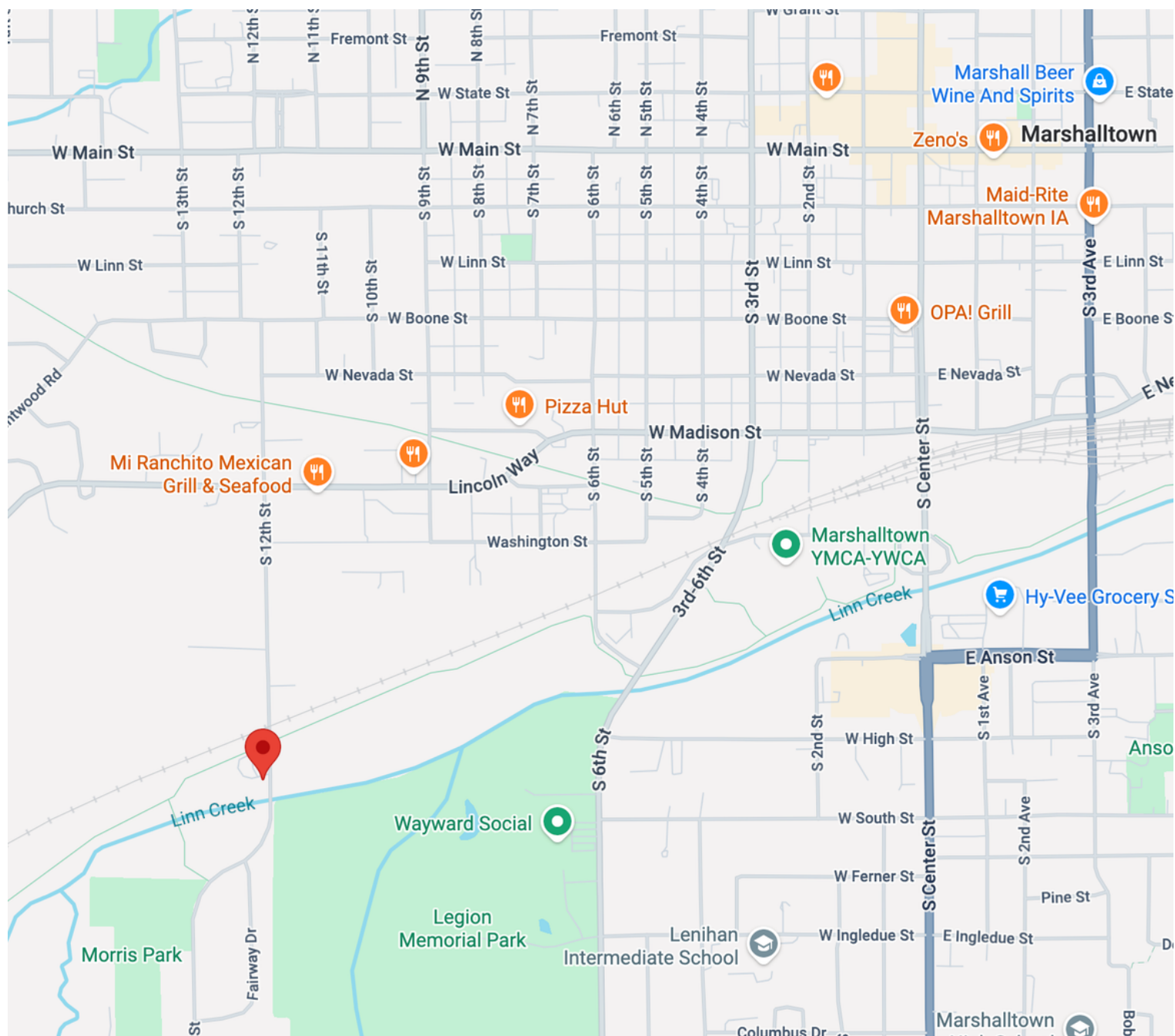
FEATURES

- Projected Cap Rate: 11.04% Based on 10% Vacancy
- Owner/User or Lease Potential
- Multiple Tenants in Place
- Excess Land for Expansion
- Self-Storage & Outdoor Storage Potential

PROPERTY PHOTOS



PROPERTY MAP

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WB Realty Company is a licensed real estate broker in the state of Iowa