

AVAILABLE

PRIME INDUSTRIAL WAREHOUSE & DISTRIBUTION FACILITY

61,264 SF | 3 BUILDINGS | 30' EAVES | 3-PHASE POWER



1004 GRANT STREET
MANCHESTER, IOWA 52057



61,264 SF
TOTAL SPACE



CONVEYOR SYSTEMS
& BULK HANDLING



AUTOMATED
BULK LOADOUT



400 HP
HAMMER MILL



BAGGING, DE-BAGGING
& TOTE FILLING



GMP+ CERTIFIED
SGS AUDITS

PROPERTY OVERVIEW

Exceptional industrial complex offering approximately 61,264 SF of well-maintained warehouse and distribution space across three buildings with specialized equipment for bulk storage, processing and logistics.



BUILDING 1 - 30,000 SF

Originally constructed in 1996 with a 2012 addition. Features indoor truck scale, office space, break room, 17,500 SF bulk unloading area, 12,500 SF palletized storage, and a conveyed truck loading system.



BUILDING 2 - 30,000 SF

Built in 2012 for bulk storage. Includes overhead conveyor system and conveyed truck loading operations.



BUILDING 3 - 1,500 SF

Constructed in 2012 and houses the hammer mill system.

KEY FEATURES

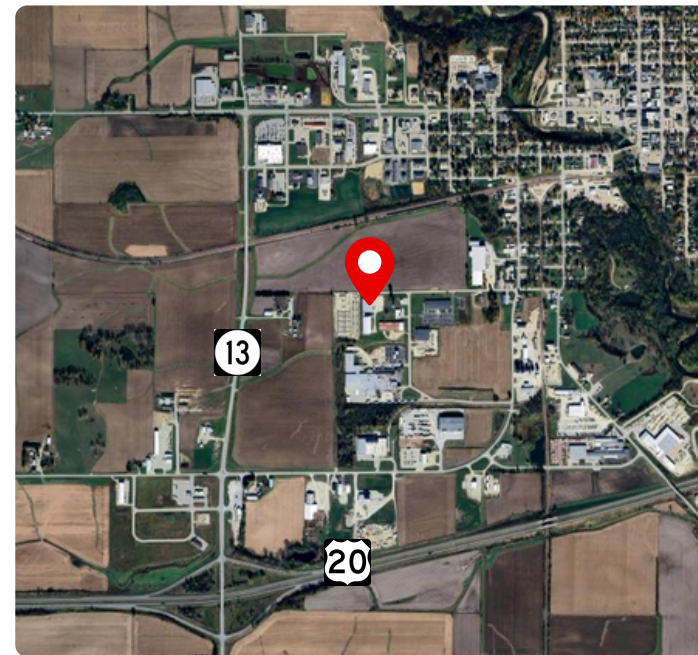
- Indoor bulk unloading & loading
- Portable loading dock
- Conveyor systems throughout
- Automated bulk loadout on indoor truck scale
- Semi-automated bagging & de-bagging system
- Tote filling station
- Three-phase power
- SGS audit reports available
- Turnkey operation - ready for immediate occupancy



IDEAL FOR:

Distribution, bulk handling, value-added processing, or logistics operations

PRIME LOCATION - MANCHESTER, IA



OFFERED AT: \$2,449,000

CONTACT:



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