



53,200 SF
FOR SALE

503

1st Ave N

Altoona, IA

CBRE

PROPERTY OVERVIEW

Asking Price	Negotiable
Acres	5.46 AC
Body Shop (Main Building)	21,080 SF • 21' - 25' Clear height • 3 Paint Booths • (7) 12' x 14' • Infrared Heat • 3 Offices • Breakroom, Training room
Truck Servicing Building	10,000 SF • (9) 12' x 14' OHD
Mechanic Building	8,000 SF • Office Space – Cube area, reception area, conference room, locker room & Kitchen • Frame Stretcher • Alignment Machine • (8) 12' x 14' OHD • 15' - 18' Clear from beam
Sand Blasting Building	6,500 SF • (2) 12' x 14' OHD • (1) 9' x 10' OHD
Out Building	6,120 SF • (1) 12' x 14' OHD • (1) 9' x 10' OHD
Wash Bay Building	1,500 SF • (2) 12' x 14' OHD

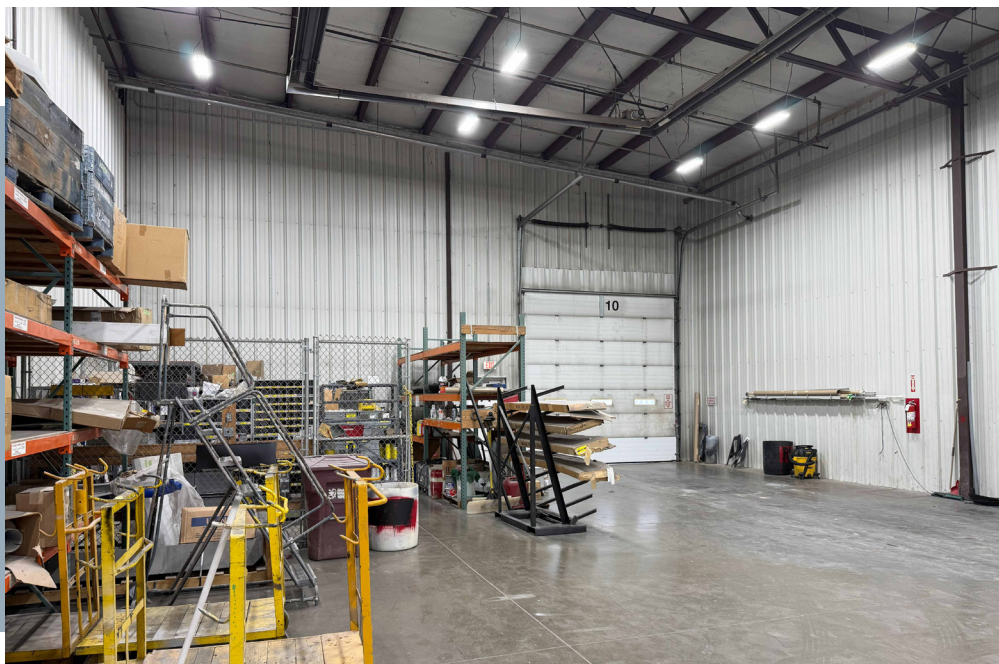


EXECUTIVE SUMMARY

503 1st Ave N presents a versatile industrial property with a history as a semi-truck repair facility, offering functionality for a variety of commercial and industrial users sitting on 5.46 Acres. The building is well-suited for contractor shops, equipment storage, warehousing, distribution, fleet operations, and other light industrial uses requiring a combination of workspace and storage. Formerly utilized for heavy-duty truck service and repair, the property benefits from industrial infrastructure that can support operational users seeking a practical, work-ready facility. Its flexible layout provides opportunities for contractors, service companies, material suppliers, and owner-users looking for shop space with warehousing capabilities. Conveniently located in Altoona with access to major transportation corridors and the greater Des Moines metro, 503 1st Ave N offers a strategic location for businesses seeking efficient logistics, employee access, and customer service coverage throughout Central Iowa.



INTERIORS

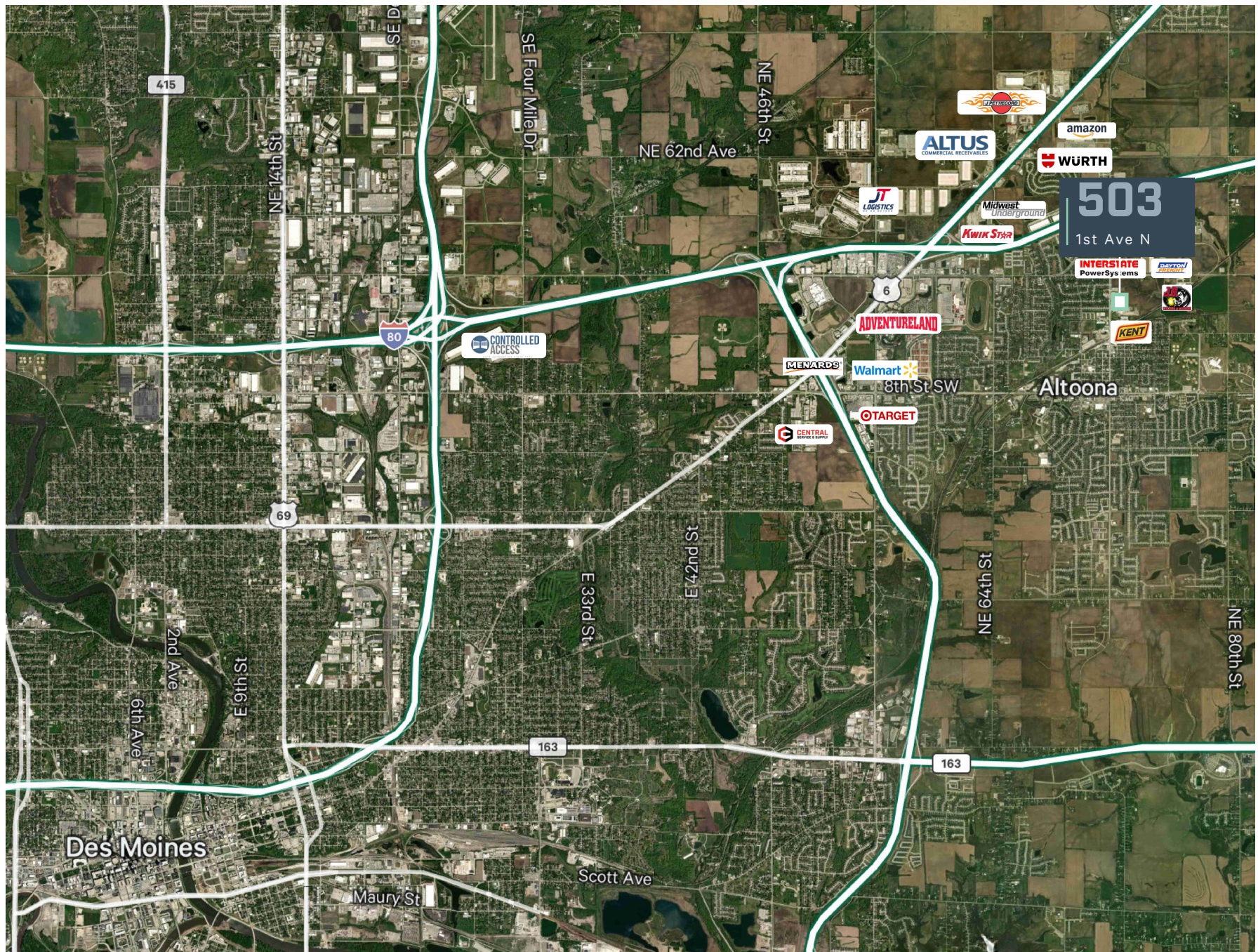


EXTERIORS



AERIAL





503

1st Ave N



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