



# AVAILABLE FOR SALE

## 1801 West Stone, Fairfield, Iowa 210,400 SF Industrial Facility



### BUILDING FEATURES

- 210,400 SF Industrial Facility
- 100% Leased
- 20,000 SF office space
- Lot Size = 27 Acres
- Located 75 miles south of I-80 and 95 miles East of I-35. New 4-lane US Hwy 34 will be open in 2009, providing even more direct access to I-35.
- 5 dock-high and 7 grade-level doors
- 99% sprinklered (wet)
- 16'-25' clear ceiling height
- Column spacing: 30' x 49'
- Heavy Power: 12.5 KV, 3 12.5 KV/480/227 V, 1500 KVA transformers
- Tilt-up concrete construction with 6" reinforced concrete floors
- Ample parking and outside yard
- Local airport has a 5,400' runway with commercial and air freight service 90 miles from Fairfield at the Eastern Iowa Airport



