



Building Type:	Warehouse & Distribution, Industrial
Available SF:	259,000
Total SF:	259,000
Number of Stories:	4
Ceiling Peak:	16 Ft.
Ceiling Eaves:	14 Ft.
Expandable:	Yes
Zoning:	Industrial-Heavy
Site Size:	5.24 Acres ; 228,254 SF Acres
Year Built:	1931
Former Use:	Pen Manufacturer
Specialty Features:	Call Center Ready,Distribution Center,Lab Space,New Market Tax Credit,Opportunity Zone
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Masonry
Floor Type:	Concrete-Reinforced
Sale Price Note:	Negotiable
Lease Terms:	Negotiable
Lease Rate Note:	Negotiable
Last Updated:	Jul 31, 2024

Property and Area Description

The property spans three city blocks and was built in phases starting in 1931 with the front office section (reflected in the art deco style with inlaid floors and trims), 1952 manufacturing area, 1976-78 shipping/receiving and warehousing area. Main reception area has granite flooring and solid brass/glass doors and window frames overlooking the Mississippi River across to Illinois. Front offices have the view of the BNSF swing span bridge and the Fort Madison Marina in Riverview Park. There is a security system in place to enter the building as well as the office area. Employee elevators and freight elevators are in the facility, as well as stairwells for fire code exits. 2 T-1 lines in place prior to move.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: US Hwy 61 (0.10 mi.)
Nearest Interstate: I-74 (45.00 mi.)
Nearest Airport: Fort Madison Municipal (2 mi.)
Nearest Commercial Airport: Southeast Iowa Regional Airport (20 mi.)
Distance to Mass Transit: .2
Rail Served: No
Rail Served By: BNSF Railway, Norfolk Southern Railway
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: Alliant Energy
Natural Gas: MidAmerican Energy Company
Water: City of Fort Madison
Sewer: City of Fort Madison
Telecommunications: Danville Telco

Economic Development Contact

Tim Gobble

Fort Madison Partners
614 9th Street
Fort Madison, IA 52627
(319) 372-5471 | tgobble@fortmadison.com

Realtor/Owner Contact

Ann Abolt

Lake Cooper Properties, LLC
(309) 258-0140