



Building Type:	Industrial, Warehouse & Distribution
Available SF:	6,600
Ceiling Peak:	20 Ft.
Expandable:	Unknown
Zoning:	Manufacturing, Industrial, Commercial
Year Built:	2007
Specialty Features:	TIF District
Can Subdivide:	Unknown
Within City Limits:	Yes
Construction Type:	Metal or Steel
Sale Price:	\$190,000
Lease Terms:	Full Service
Last Updated:	May 12, 2021

Economic Development Contact

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Property and Area Description

1.The building was built in 2007. 2.The building is 6600 square feet. 60x110 3.The sidewalls and ceiling are 20 high. 4.The building is a free span interior. 5.Floors are a minimum of 8 concrete with 4 rebar 12 on center. 6.100x10 of the floor is two layers of #6 rebar 12 on center sitting on 34 2 casing 12 deep. 7.Electrical service is 480 3-phase with 400 amp service. 8.16 garage opening. 9.Two hvac units new in 2007 rated to exchange all the air in the building every 20 minutes. 10.Insulation is R33 in the sidewalls and R50 in the ceiling.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: Unknown  
Rail Served By: Other  
Rail Infrastructure in Place: Unknown

Utilities

Electric: MidAmerican Energy Company  
Natural Gas: MidAmerican Energy Company  
Water: City of Sheldon  
Sewer: City of Sheldon  
Telecommunications: Premier Communications