



**FOR LEASE OR SALE**  
**510 E AGENCY RD**

**394,886 SF**  
**WEST BURLINGTON, IA**

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*Opportunity. Execution. Value Creation.*

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## **PROPERTY HIGHLIGHTS**



**ENTIRE PROPERTY IS  
SECURED BY FENCING  
& GUARD STATION**



**WATER TREATMENT  
FACILITY ON SITE**



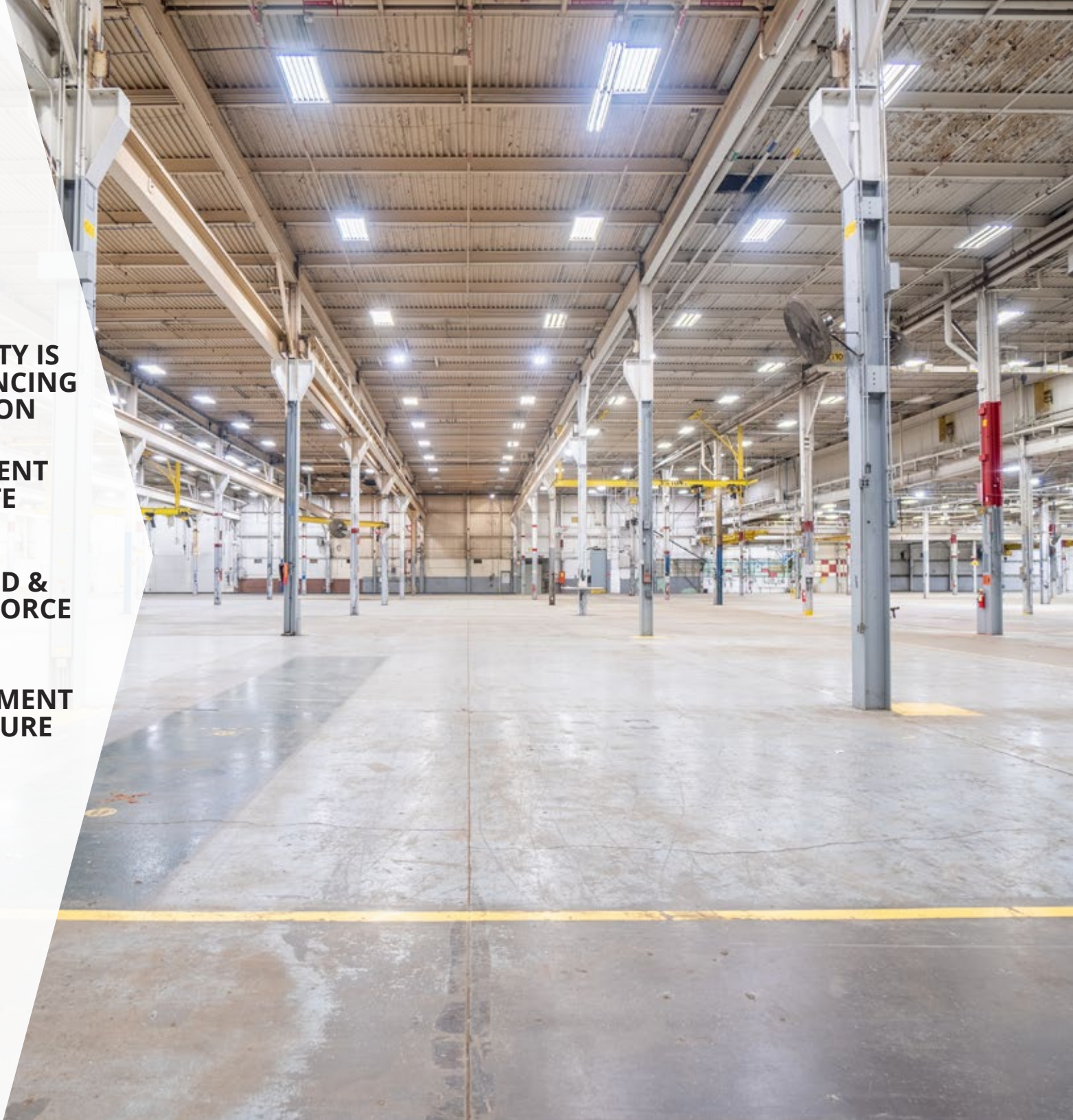
**LOCAL TALENTED &  
SKILLED WORKFORCE**



**ANCHOR EQUIPMENT  
& INFRASTRUCTURE**



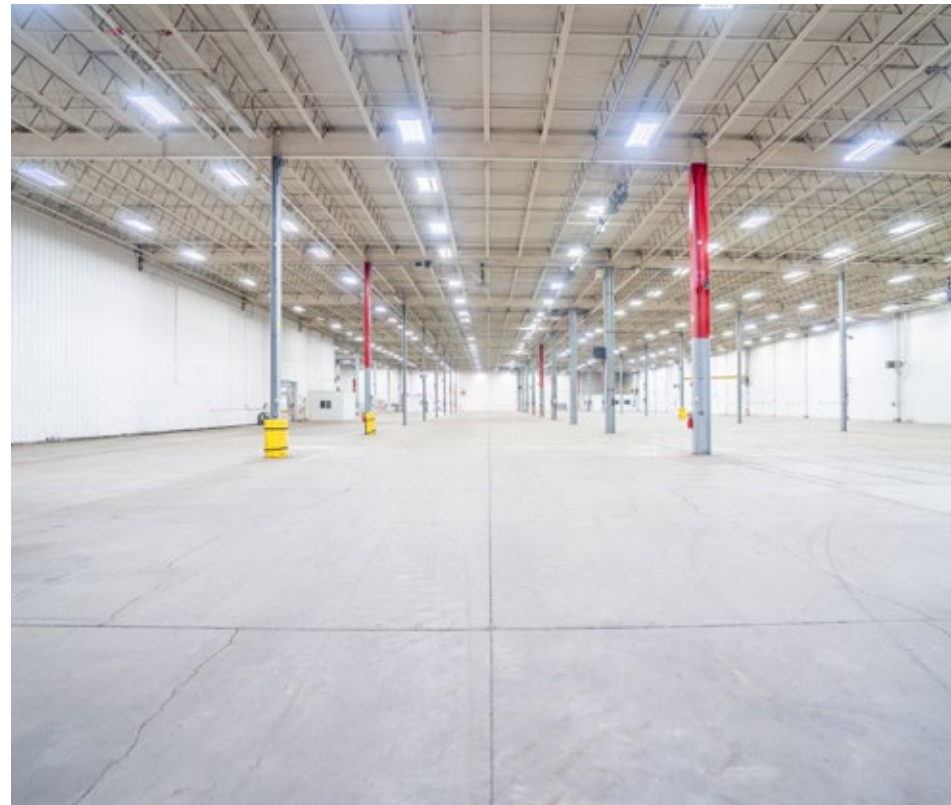
**2,880-SF  
OUTBUILDING**



# PROPERTY DETAILS

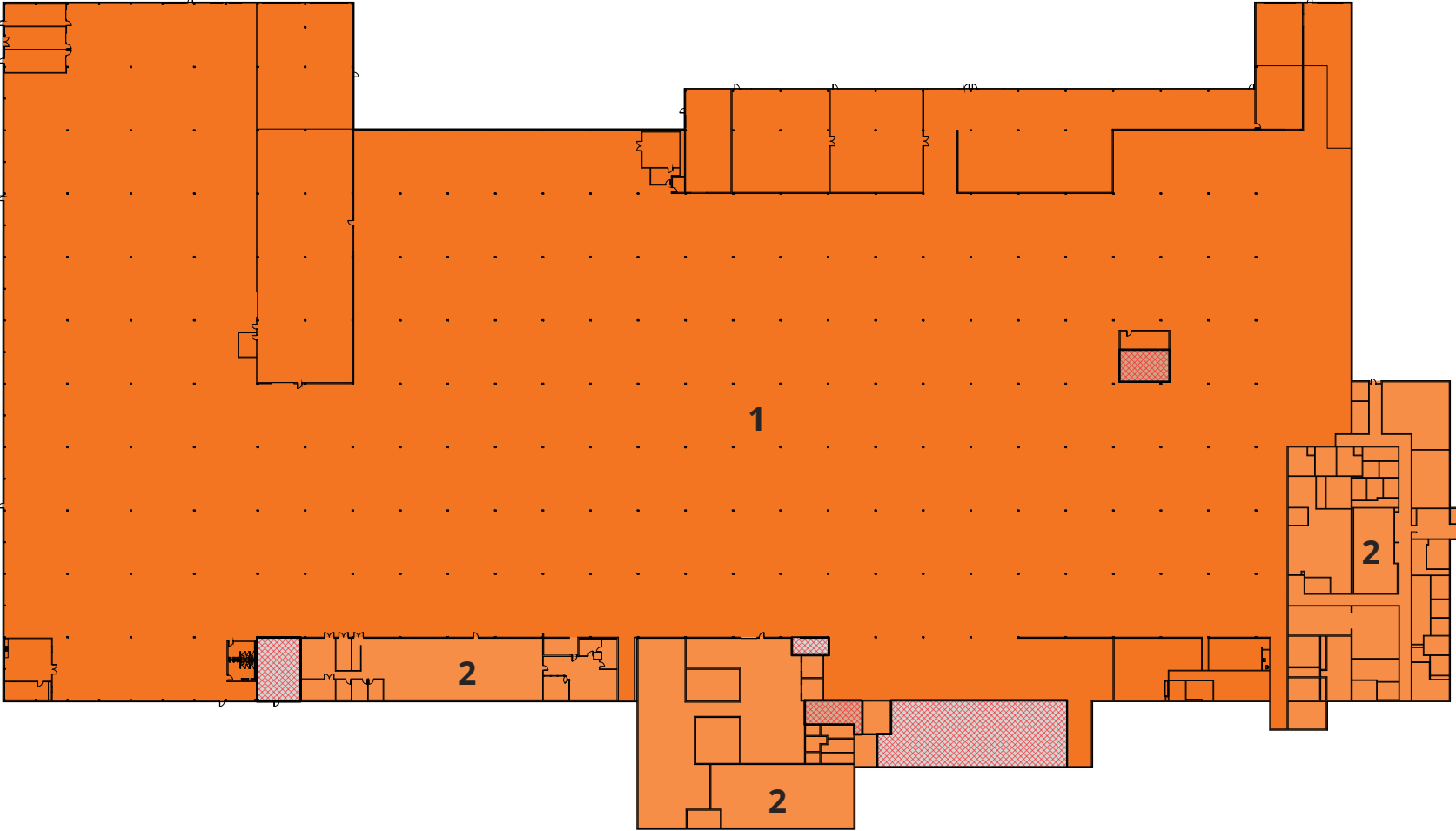
510 E AGENCY RD | WEST BURLINGTON, IA

AVAILABLE SPACE	394,886 SF
MINIMUM DIVISIBLE	32,122 SF
OFFICE SPACE	75,981 SF
DOCK DOORS	2 External, 7 Interior Dock Wells (Enclosed), 2 Interior Dock Wells
DRIVE-INS	1 Drive-In Door with Ramp
CRANES	Multiple 10-Ton, 7-Ton, 5-Ton, 3.5-Ton, 1-Ton, 3/4-Ton, 1/2-Ton, & 1/4-Ton
CLEAR HEIGHT	24' - 33'
COLUMN WIDTH & DEPTH	30' x 40'
YEAR BUILT	1955 with additions in 1964, 1966, 1980, & 1990
FLOORS	2 Floors   6" - 8" Reinforced Concrete
ROOF	Rubber, Trocal, Tin, & Spray-On Systems
WALLS	Insulated Metal Panel
FIRE SUPPRESSION	100% Wet System
COMPRESSORS	2 Ingersoll Rand Air Compressors, Total Capacity 1795 CFM @ 145 PSI
LIGHTING	T-8
POWER	13.8 KVA with Additional 18.3 KVA in Place; 9 Transformers (2 @ 1500 KVA, 4 @ 1000 KVA, 3 @ 75 KVA), 9 Switchgear Substations Feeding 33 480V, 3-Phase Busways for Distribution Throughout Plant
PARKING	675+ Parking Stalls
LAND AREA	38.7 Acres
ZONING	I-3: Heavy Industrial District
RAIL ACCESS	Burlington Junction Railroad Runs Along the East Property Line and Connects to the BNSF Mainline Approx. 1.5 Miles North of Property
PARCEL ID	109400

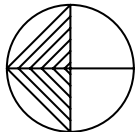


# FLOOR PLAN

510 E AGENCY RD | WEST BURLINGTON, IA

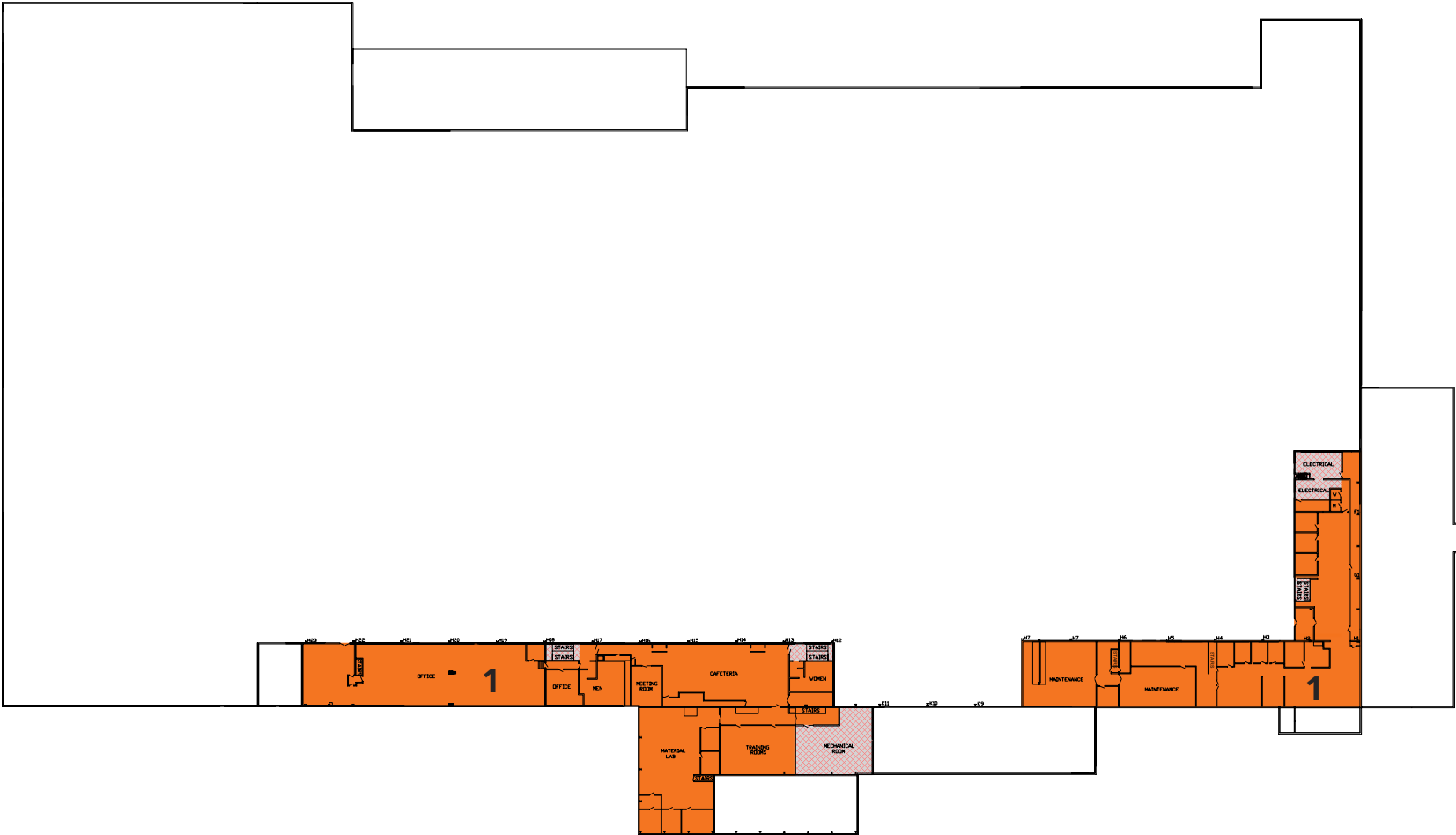


NUMBER	SPACE DESIGNATION	COLUMN SPACING	SQUARE FEET
1	WAREHOUSE	30' x 40'	318,905 SF
2	FIRST FLOOR OFFICES	N/A	43,859 SF
<b>TOTAL</b>			<b>362,764 SF</b>

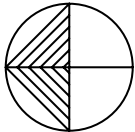


# FLOOR PLAN

510 E AGENCY RD | WEST BURLINGTON, IA



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	SECOND FLOOR OFFICES	32,122 SF
<b>TOTAL</b>		<b>32,122 SF</b>



# LOCATION MAP

510 E AGENCY RD | WEST BURLINGTON, IA

DES MOINES, IA	156 MILES
ST LOUIS, MO	204 MILES
CHICAGO, IL	240 MILES

