



FOR SALE

Light Industrial Property

3206 Hershey Avenue, Muscatine, IA 52761

TheHawkeyeGroup.com



Property Features

- **Sale Price: \$3,250,000**
- Lot Size: 8.07 Acres
- Zoned: M-1 Light Industrial
- Parcel #1304401004
- Property Taxes: \$91,874 (2018/19)
- Sale includes 3 metal warehouse buildings
 - Building 1: 42,800 SF includes 4,800 SF 2 story office
 - Building 2: 52,500 SF
 - Building 3: 17,500 SF
- Quick access to Route 22 & US Hwy 61

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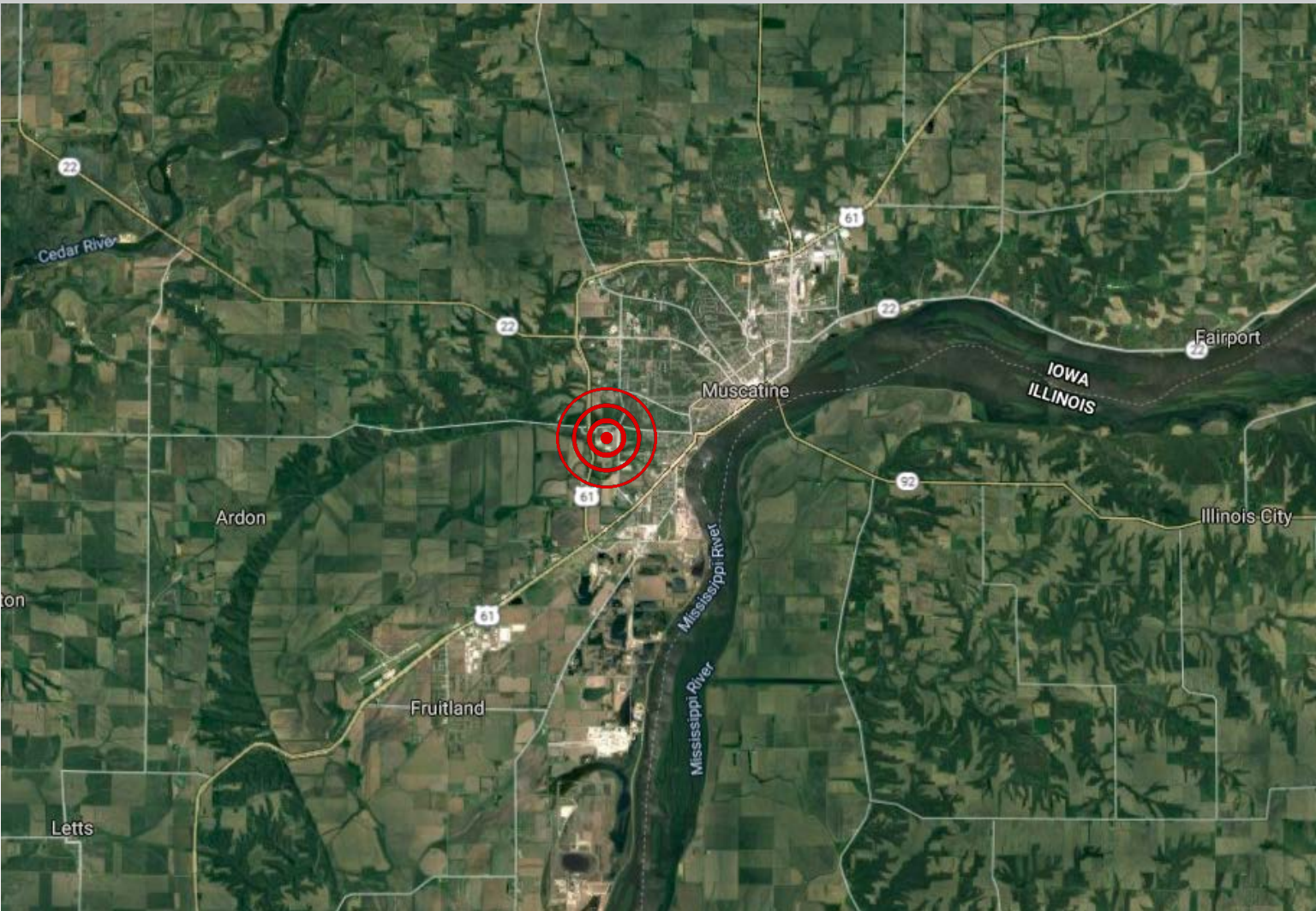
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Revised 11/11/2019

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