

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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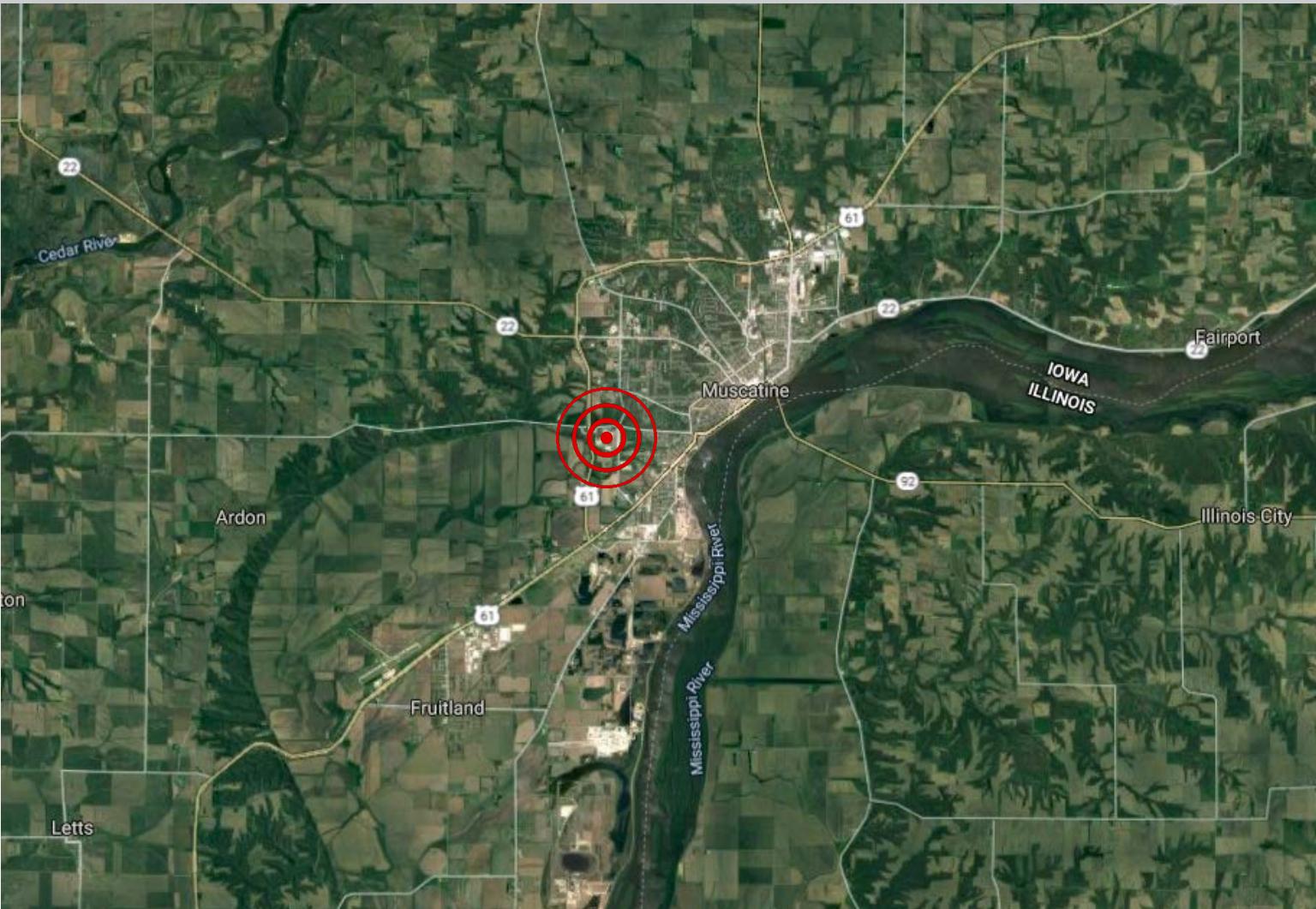
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