

FOR SALE



## Retail/Industrial Use Building

1815 Lincoln Way, Clinton, IA 52732

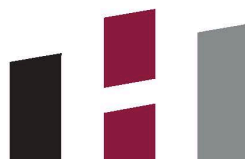
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### Property Features

- **Sale Price: \$2,450,000**
- 53,444 SF building currently occupied by Slumberland Furniture and Planet Fitness, with approximately 8 years remaining on Planet Fitness lease (15,503SF)
- Up to 35,500 SF space available to a user
- 6.52 acre parcel and sale includes platted 1 acre parcel at 1873 Lincoln Way
- Recent upgrades include new roof, new HVAC, and lighting in the Slumberland showroom
- Retail or Industrial uses allowed in M-2 zoning ordinance
- Pylon signage available and building has multiple dock doors



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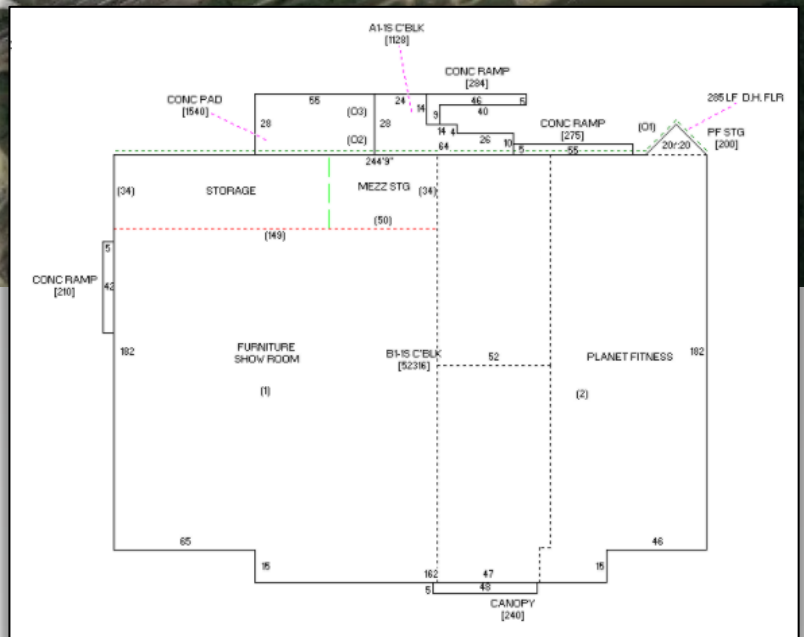
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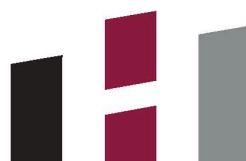
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