

# ALTOONA COMMERCIAL / INDUSTRIAL LAND

350 9th Street NE  
Altoona, IA

**FOR SALE**



## COMMERCIAL / INDUSTRIAL LAND

Prime Commercial Industrial Land located just off Interstate 80 at 1st Avenue North, Altoona, Iowa. Off Adventure Land Drive, this 17.8 Acre Prime tract is ideally located for a warehouse distribution facility. The tract can be significantly expanded to accommodate up to 400,000—650,000 S.F. of Office/Industrial distribution space.

- 17.8 Acres
- Zoned C-2 Highway Commercial
- Direct access off Adventureland Drive via 3rd Avenue NE.
- Secondary access off 9th St. NE.
- City Incentives possible.
- Central Iowa location off I-80.
- All Utilities Available.

Price: \$1,780,000 or \$100,000 / Acre



## CONTACT

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