



**Altoona Land  
Commercial/Industrial  
Altoona, IA**



## FOR SALE

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  
\$100,000 / Acre

**For more information please contact:**

**Douglas A. Siedenburger**  
(515) 223-6222 office  
(515) 778-6222 mobile  
dougs@siedenburger.com  
[www.siedenburger.com](http://www.siedenburger.com)

