

TIMED ONLINE

Commercial Real Estate Auction

CLOSES: MONDAY, JULY 12, 2021 AT 4PM

OPEN HOUSE
Monday, June 28th
from 4-5PM



Ottumwa, Iowa

Located in the Ottumwa Regional Airport Industrial Park at 14706 2nd Avenue. Directly across from the airport terminal.

118'x130' COMMERCIAL BUILDING ON 1.23± ACRES

Looking for a place to expand your business? Don't miss this chance at a large building that offers, office space, heated workshop & plenty of storage space. This building could accommodate your manufacturing, business or storage needs.

- 118'x130' building is divided into four spaces
- Office space with conference room, break room, storage room, locker room w/ shower & restrooms
- Steel lined heated shop w/ trench floor drain & (2) 12'x14' overhead doors
- Large storage area w/ trench floor drain & (2) 14'x14' overhead doors
- Storage area w/ trench floor drain, freight dock & (2) 12'x14' overhead doors
- Metal roof is approx. 14 years old
- Property has underground fuel tank (condition unknown)
- Zoned I-2 Heavy Industrial
- City Utilities, Alliant Energy electric, MidAmerican gas
- 3 phase electric service w/ single phase converter

FABRICATION EQUIPMENT

AUCTION

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CLOSES: TUESDAY, JULY 13 2021 AT 5PM

EQUIPMENT LOCATION:
14706 2nd Avenue,
Ottumwa, Iowa

More photos online at
[SteffesGroup.com!](http://SteffesGroup.com)

AUCTION INCLUDES: PICKUP TRUCKS, TRAILERS, MANLIFT & FORKLIFTS, INDUSTRIAL METAL WORKING, MISC. SHOP TOOLS & PARTS AND MORE!



SPECIALTY FABRICATION, LLC

David D. Dixon – Attorney for Seller

Contact Steffes Group at 319.385.2000;

Mason Holvoet at 319.470.7372 or Terry Hoenig at 319.470.7120

SteffesGroup.com



Steffes Group, Inc., 2245 E Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000