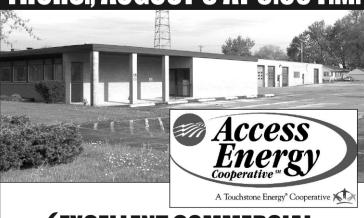
REAL ESTATE AUCTION

"ACCESS ENERGY" HEADQUARTERS

AUCTION TO BE HELD ON-SITE

THURS., AUGUST 8 AT 5:00 P.M.



✓ EXCELLENT COMMERCIAL 8 BUSINESS OPPORTUNITIES! ✓ PRIME LOCATION!

This conveniently located all brick structure offers over 20,000 sq. ft. of office, shop and warehouse areas.

- The office area offers 4,186 sq. ft. and includes individual offices, conference rooms, restrooms and storage areas. This portion of the building features a GeoThermal HVAC system.
- The shop area features 8,250 sq. ft. and includes (6) 10'x12' and (3) 10'x13' overhead doors with openers, a raised dock area that includes offices and basement storage.
- The warehouse area features 6,900 sq. ft. and includes (2) 10'x12' overhead doors with openers. These portions of the building have GFA heat, as well as air conditioned office areas.
- This property also features a 28,600 sq. ft. asphalt parking lot and has road frontage on East Washington St. and on South Grand Ave.

ACCESS ENERGY COOPERATIVE - OWNER

ROBERT SWINDELL, GENERAL MANAGER

Representing & Closing Attorney:

Dennis Puckett of Sullivan & Ward, P.C.

6601 Westown Parkway, Suite 200 • West Des Moines, IA 50266-7733 Phone 515-244-3500

FOR ADDITIONAL INFORMATION CONTACT:

JIM HUFF AT 319-931-9292 OR JEFF HOYER AT 319-795-4320

Call for a detailed color brochure!

Additional info. available online – Scan the code, or visit: **www.sullivanauctioneers.com**



Sullivan Auctioneers. LLC • 217-847-2160 • Lic. 444000107