

# Henry County, IA REAL ESTATE AUCTION

SELLING THE FORMER  
"ACCESS ENERGY" HEADQUARTERS

LOCATED AT 907 EAST WASHINGTON STREET IN MT. PLEASANT, IA

AUCTION TO BE HELD ON-SITE

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



✓ **EXCELLENT COMMERCIAL & 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***



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