

# Belmond, Iowa

BIDCO



## Belmond Spec Building

Available Sq. Ft.: 10,000

### Address:

Hwy 69 South  
Belmond, IA 50421 (Wright County)

### Property and Area Description:

New construction in Industrial Park. Pre-Engineered Metal Building (PEMB) by Chief with warranty, monoslope roof (high side 26' on south, low side 22' on north), spread foundation footings, insulated walls (4") and ceiling (6"), loading dock (8' x 9'), drive-in door (14' x 14') paving parking area (50' x 44'), cement office pad (20' x 20'), humidistat, inside and outside lights, on frontage road parallel to Highway 69 and excellent drainage.



### Building Details:

Total Sq. Ft.: 10,000	Building Type: Industrial
Number of Stories: 1	Year Built: 2006
Ceiling Peak (ft.): 26.0	Ceiling Eaves (ft.): 22.0
Expandable: Yes	Can Subdivide: Unknown
Construction Type: Metal or Steel	Zoning: Industrial-Heavy
Site Size (Acres): 5	Within City Limits: Yes

### Contacts:

#### Local

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### Transportation:

Nearest Interstate: US Hwy 69	Distance (miles): 0
Nearest 4-Lane Highway: Interstate 35	Distance (miles): 15
Nearest Commercial Airport: Mason City Municipal Airport	Distance (miles): 30
Rail Served:	No

### Utilities:

Electric Distribution: Alliant Energy  
Natural Gas Distribution: Alliant Energy  
Water: City of Belmond  
Sewer: City of Belmond  
Local Telecommunications Service: Mediacom provides cable and other communications services to this site as well: 1-800-392-6688

### Offering:

Sale Price:  
Lease Rate Per (Sq. Per Year):