



CALIBER

COMPANY



FOR SALE

2302 S PIERCE AVENUE, MASON CITY, IA 50401

MATT SHAW
515.360.2247
matt.shaw@calibercompany.com
Licensed in IA



CALIBER
COMPANY

2302 S Pierce Avenue, Mason City

FOR SALE



PROPERTY DESCRIPTION

Nice 10-acre site next to UP rail spur with over 1,300 feet of property-line running adjacent to the rail line on the south side of Mason City among other industrial and agricultural sites.

Site is conveniently located 2.5 miles from US 18/IA 27- Avenue of the Saints and 7 miles from Interstate 35. The future site for New Energy Freedom Biomass Refinery, planned to break ground in 2025, is located just 2 miles to the southwest.

On site is an 8,000 square foot flex/warehouse building with two dock doors, two 14 ft drive-in doors and outdoor truck scale.



CALIBER

COMPANY

OFFERING SUMMARY

Price:	Negotiable
Size:	10.24 Acres
Building Size:	8,000 SF
Zoning:	Open Industrial District
The property features direct rail access.	





CALIBER
COMPANY

ADDITIONAL PHOTOS





CALIBER
COMPANY

LISTING AGENTS



COMMERCIAL AGENT

MATT SHAW

matt.shaw@calibercompany.com

EMAIL MATT

(515) 360-2247

