



CALIBER

COMPANY



FOR SALE

2302 S PIERCE AVENUE, MASON CITY, IA 50401

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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.



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OFFERING SUMMARY

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





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BUILDING PHOTOS





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LISTING AGENTS



COMMERCIAL AGENT

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