

**24536 Gunder Rd., former DeLong Manufacturing Building, Elkader, IA**

**List: Only \$450,000.00  
5.2 ACRES!**

**Building:** Built 1997. Court House: **Sq.Ft.** 14,400. 120'x 120'. SEE FLOOR PLAN, pg 3.

'State of the art' for



environment & high efficiency. Compression air lines throughout the building. Large dryer for air compression system with 1 tank, dual 15 hp compressors. 220 **3-phase electric wiring**. Alarm Security System. Fire-sprinkling system. 3 offices (1 a conference room) & break room for 100 employees. Maintenance Shop and utility room area. 2 Loading docks with leveling units.



**Property Tax:** Gross \$19,428.47/year; Net \$19,428./year [9/2008]. **Utilities:** Alliant Electric: no 12-month average in system; highest of \$482; not occupied. No gas account found. **City water & sewer.** **Telecommunications closet** in break room.

**Furnace & Central Air:** Roof units. **Water Heater:** Rheem; gas.

**Restrooms:** Automatic water shut-off on faucets. 8 stalls in the women's large restroom. Water fountain. **Break room** for 100 employees. **Front Outside break room.** **Siding:** Metal. **Roof:** Metal. Because of the manufacturing business, the property has been tested for hazardous

material twice & cleared both time. **Parking Lot:** Large blacktop with mercury lighting.

VOSS REALTY 563-245-1065

*Information on this fact sheet is gathered from sources believed to be reliable, but not guaranteed by the Broker. You are encouraged to hire your own contractor and/or surveyor to examine the property.*



**VOSS REALTY**  
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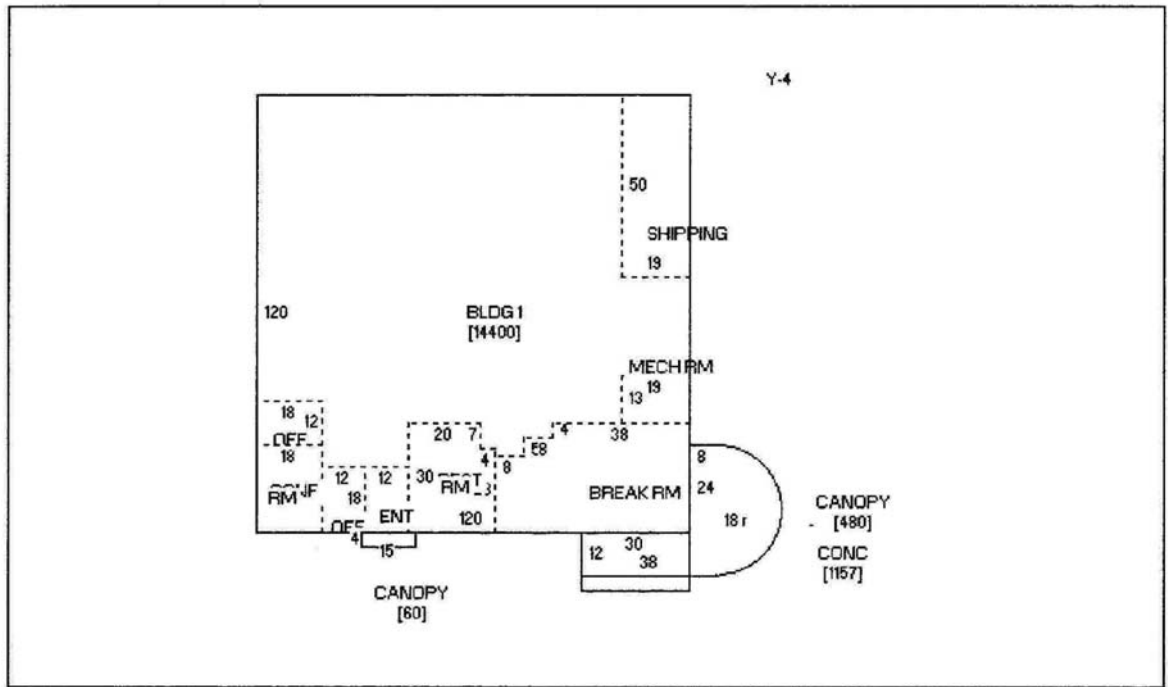
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