



**Spencer Spec Building**

**Available Sq. Ft: 40,000**

**Address:**

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1601 East 4th Street  
Spencer, IA 51301 (Clay)

**Property and Area Description:**

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The Spencer Spec Building is located in the new Green Industrial Center on the east side of Spencer. The 40,000 square foot spec building features a 35 foot sidewall height and high bay windows. The 200' x 200' building has open web trusses with one row of columns in the center of the building. The building can be railed-served and has easy access to US Highway 71 and Iowa Highway 18 via Spencer East Beltway. Seeking companies interested in LEED building design, a "green" emphasis and serving the renewable energy industry.

**Contact:**

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Iowa Lakes Corridor Development Corporation  
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Spencer, IA 51301  
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**Building Details:**

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Total Sq. Ft: 40,000	Building Type: Industrial, Warehouse & Distribution
Number of Stories: 0	Year Built: 2009
Ceiling Peak (ft): 39	Ceiling Eaves (ft): 33.6
Expandable: Yes	Can Subdivide: Yes
Construction Type: Metal or Steel	Zoning: Industrial-Heavy
Site Size (Acres): 9.20	Within City Limits: Yes
Former Use: None	

Robert Fagen  
City of Spencer  
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Web site: [www.spenceriowacity.com](http://www.spenceriowacity.com)

**Transportation:**

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Nearest Interstate: I-90	Distance (miles): 40
Nearest 4-Lane Highway: US Highway 60	Distance (miles): 35
Nearest Commercial Airport: Sioux Falls, SD	Distance (miles): 100
Rail Served: Yes	

**Offering:**

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Sale Price: \$950000

**Utilities:**

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Electric Distribution: Spencer Municipal Utilities  
Natural Gas Distribution: Black Hills Energy  
Water: Spencer Municipal Utilities  
Sewer: City of Spencer  
Local Telecommunications Service: Spencer Municipal Utilities