REPRIME GROUP

OFFERING MEMORANDUM

$550,000

505 W Williams Street

POSTVILLE, IOWA



11,306 SF
WAREHOUSE + WORKSHOP + SHOP / OFFICES

+ 1,440 SF
SEPARATE MOBILE OFFICE

1.09 ACRES
COUNTY-RECORDED LAND

Exterior digitally enhanced; loose contents removed.

THE OFFERING

Space for the work. Room for the business.



Full warehouse elevation and side entrance. Digitally enhanced and cleared.

Distinct working spaces

A large warehouse, connected workshop and separate shop with offices bring storage, hands-on work and administration together.

Practical infrastructure

Three-phase power, four exterior overhead doors and a loading platform support a range of operating requirements.

Flexible possession

Owner storage can be cleared for delivery. A partial seller leaseback may be negotiated on month-to-month or longer terms.

Offered at $550,000. Power, current systems and possession flexibility are owner-reported. Any proposed use remains subject to buyer verification.

SITE OVERVIEW

Across the site.



Warehouse

Mobile office

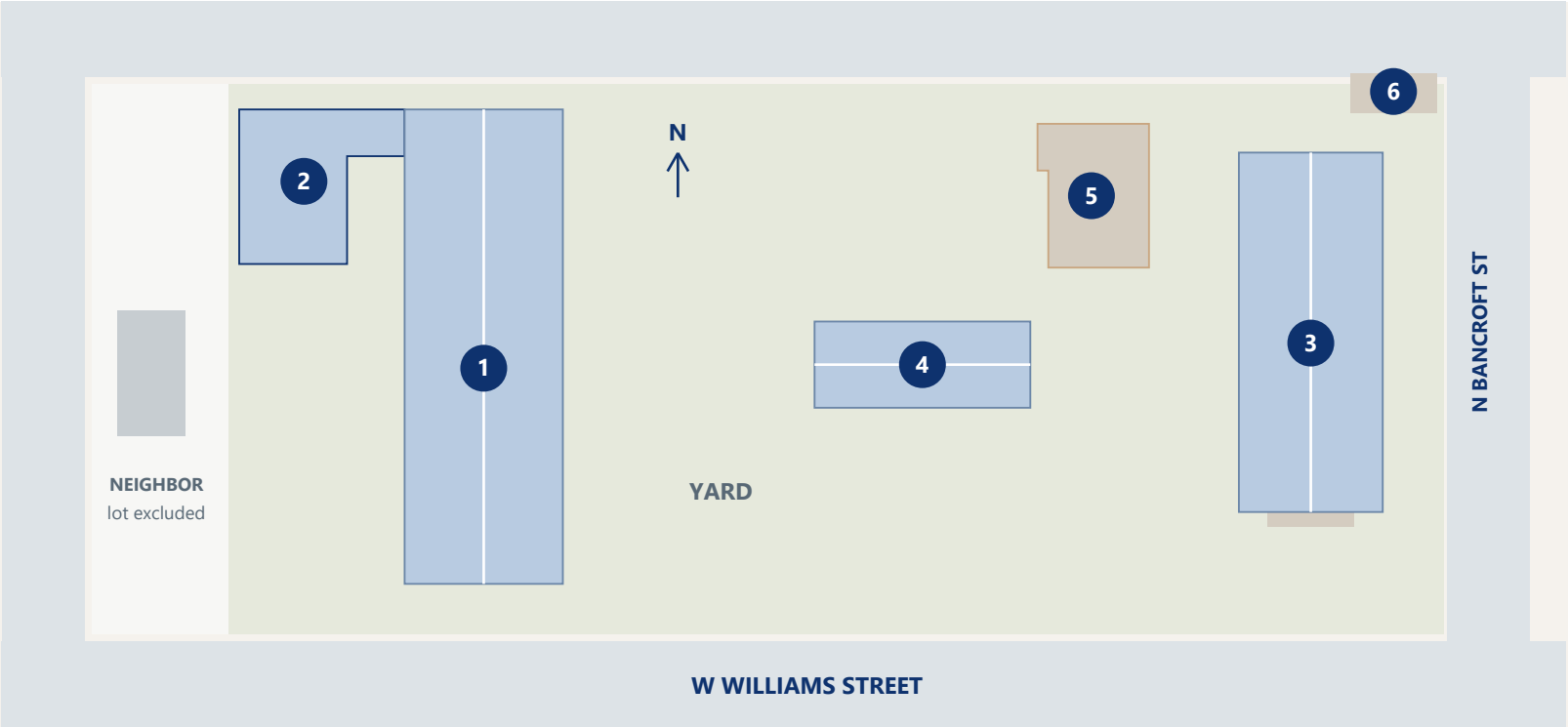
Shop + offices

The principal buildings and shared yard in one street-level view.

Google Maps Street View supplied by the owner; image date not independently verified. Attribution retained. Image provides context, not a current-condition or boundary representation.

THE PROPERTY

One address. Several places to put it to work.



1 Warehouse
5,808 SF

2 Attached workshop
1,498 SF

3 Shop + offices
4,000 SF

4 Mobile office
1,440 SF additional

5 Loading platform
1,159 SF outdoor

6 Metal shed
264 SF

County building footprints drawn at a common scale; placement is schematic. Not a survey or legal boundary drawing. Western neighboring lot is excluded.

01 / WAREHOUSE

The largest working space on the property.



Warehouse interior toward the gable entrance. Virtually cleared.

5,808 SF

RECORDED GROUND FLOOR

FOOTPRINT

44 x 132 ft

OVERHEAD ACCESS

Two 16 ft W x 14 ft H doors

OWNER-REPORTED HEIGHT

16 ft 5 in

BUILDING SYSTEMS

Heated and insulated

County-recorded year: 2016. Doors are on a gable and long side. Height is owner-reported, not a certified minimum clear height. Racking/contents by agreement.

02 / ATTACHED WORKSHOP

Connected to the warehouse. A space of its own.



Attached workshop interior. Virtually cleared.



Existing exterior overhead and personnel doors.

1,498 SF

Heat + A/C

9 ft W x 8 ft H door

L-shaped attached wing; county-recorded year 1992. Owner-reported height: 9 ft. Warehouse and workshop total 7,306 SF together.

03 / SHOP + OFFICES

Work floor and office space under one roof.



Shop interior. Virtually cleared.



Office reception. Virtually cleared.

4,000 SF

TOTAL SHOP + INTERNAL OFFICE AREA

1,885 SF of internal offices included
Heat and A/C throughout the shop/offices.
Two bathrooms in this building.

Shop footprint: 40 x 100 ft. Overhead door: 10 ft W x 12 ft H. Owner-reported shop height: 14 ft 5 in. An additional 487 SF mezzanine is recorded.

THE SITE + SUPPORTING SPACE

Land, loading and additional office capacity.



County aerial, 2025 layer. W Williams Street along the lower edge; N Bancroft Street at right. Western neighboring lot excluded.

1.09 ACRES

47,250 SF OF RECORDED LAND



Mobile office | County photograph, May 2017.

Additional office

1,440 SF mobile office on wheels, approximately 60 x 24 ft, included in the sale. Owner reports heat and A/C.

Loading facilities

1,159 SF concrete loading platform recorded by the county. Owner reports a loading/unloading ramp.

Other improvements

264 SF metal shed and 96 SF open porch. These are separate from the headline main-building area.

Parcel 1932409006. Land size is county-recorded. Aerial shows physical context and does not establish title, rights-of-way or a legal boundary.

PROPERTY SPECIFICATIONS

The details behind the offering.

COMPONENT	AREA	FOOTPRINT	EXTERIOR DOORS (W x H)	HEAT / COOLING
Warehouse	5,808 SF	44 x 132 ft	2 at 16 x 14 ft	Heat
Attached workshop	1,498 SF	L-shaped	1 at 9 x 8 ft	Heat + A/C
Shop + internal offices	4,000 SF	40 x 100 ft	1 at 10 x 12 ft	Heat + A/C
Separate mobile office	1,440 SF	60 x 24 ft	-	Heat + A/C

MAIN GROUND FLOOR **11,306 SF**

Plus separate 1,440 SF mobile office.
Internal offices are included in the 4,000 SF shop area.

Power + facilities

Three-phase power. Two bathrooms, both in the shop/office building. Main warehouse/shop areas are insulated.

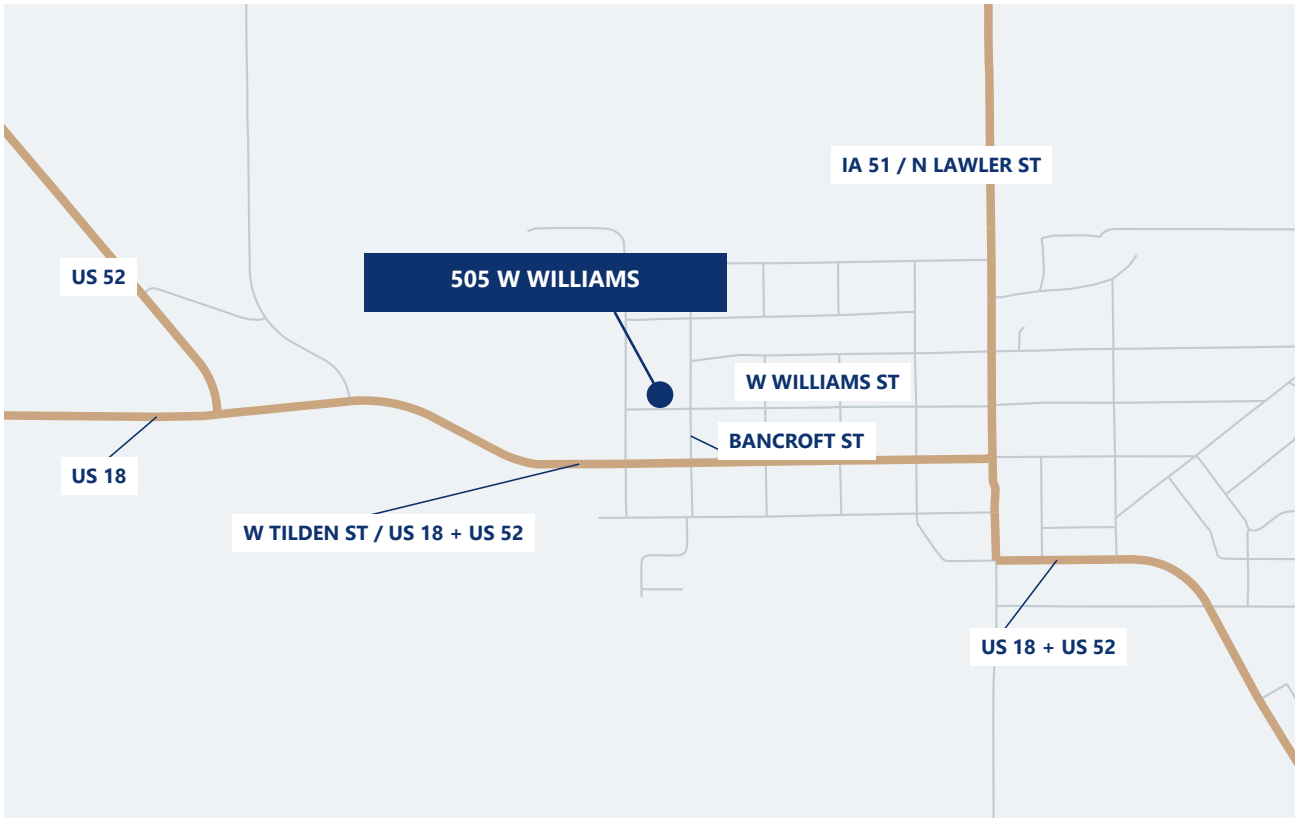
Working heights

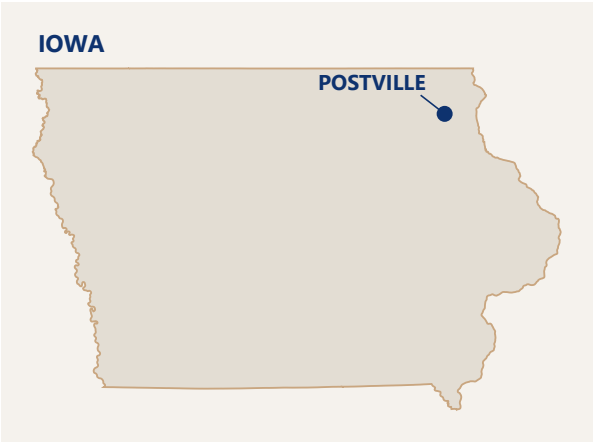
Owner reports 16 ft 5 in for the warehouse, 14 ft 5 in for the shop and 9 ft for the attached workshop.

Areas, footprints and door sizes: county record. Systems/heights: owner. Heights are not certified clearances; county wall-height entries are separate records.

POSTVILLE, IOWA

A northeast Iowa base with local highway access.





Postville is served by **U.S. 18, U.S. 52 and Iowa 51**.

Bancroft Street connects W Williams Street with the U.S. 18/52 corridor on W Tilden Street.

OPEN PROPERTY LOCATION

505 W Williams Street, Postville, IA 52162

Map geometry: USGS local roads; Iowa outline: U.S. Census. Route identity checked against City sources. Map is orientation, not a truck-route approval.

ARRANGE A SHOWING

See how the property fits your operation.



Shop and office frontage. Digitally enhanced.

$550,000

OWNER-DIRECT / REPRIME GROUP

Gideon Gratsiani

718-550-5500

Shely

305-778-4862

g@reprime.com

Possession to suit the transaction. Vacant delivery is available; a partial seller leaseback may be negotiated. Selected contents may be included by agreement.

Information is drawn from county records and owner statements and should be verified by the buyer. Photos marked digitally cleared or virtually cleared illustrate removal of loose contents and may reconstruct obscured surfaces; originals are available. Images do not establish included equipment, condition of concealed surfaces or a commitment to renovation. Plans, dimensions, intended use and final sale terms are subject to buyer due diligence and agreement.