

# **ONLINE PROPERTY AUCTION**

## **BUILDING INFORMATION**



**BUILDING #2**

**BUILDING #3**

**BUILDING #5**

**BUILDING #4 (HOOP)**

**BUILDING #1  
(MAIN SHOP)**



### **BUILDING #1 (MAIN SHOP)**

Building #1 is the main building on the site. This building is 3,600 SF with 16ft wall height built in 1961. It was built with a combination steel and masonry frame. The exterior walls consist of mostly brick. There is an approximately 10' by 40' office in the west end of the building. The office finishes are dated and consist of painted concrete walls, vinyl floors and recessed fluorescent lights. The office has a forced air furnace and central air conditioning. The east approximately 80' of the building is a shop and has 16' eave height. The shop area is heated with co-ray-vac heaters. The entire building is insulated. The shop area has drains. There is also an exhaust system in the building for fumes. There are four overhead garage doors with automatic openers.



### **BUILDING #2**

This building was used for storage of equipment. The building is 2,600 SF built in 2002 and has a combination wood pole and steel frame. The floors consist of poured concrete. The exterior walls and roof consist of tin. The exterior wall height at the eaves are approximately 14'. The interior walls and ceiling consist of exposed frame and tin. The building is not insulated. There is no HVAC. The building has two overhead garage doors on both ends of the building.

*Tract 1 - Wapello, Iowa*

**BUILDING #3**

This building is 840 SF built in 1963 and was used for storage of sand/rock/salt. The building has a wood pole frame. The floors consist of asphalt. The exterior walls consist of wood poles and paneling. The exterior wall height at the eaves is 12'. There is one sliding wood door. The building has minimal electrical service, no HVAC, and no insulation.

**BUILDING #4 (HOOP)**

This building is 2,400 SF built in 1999 and was also used for storing sand/rock/salt. This is a hoop building. The lower approximately 3' consists of concrete retaining walls. The sides and roof consists of a steel frame with a canvas top. There is one drive in roll up door. The building is approximately 23' tall in the center.

*Tract 1 - Wapello, Iowa*

**BUILDING #5**

This building is 400 SF built in 2002 and was used for tank storage. The building is adjacent to a containment pit that also stored tanks. The building has a wood frame. The exterior walls consist of wood studs, sheathing, and vinyl siding. The exterior wall height is approximately 18' at the eaves. The building is insulated and heated. There is an overhead garage door on the east building elevation. The interior walls consist of painted wood sheathing. The floor consists of exposed concrete. The building is also plumbed with piping and pumps to get chemicals out of the liquid storage tanks both within the building and in the containment area on the west side of the building.

**Utilities:** Water, Sewer & Natural Gas - City of Wapello  
Electric - Alliant Energy

**SITE IMPROVEMENTS**

- Approximately 6,000 square feet of asphalt for parking and drives.
- Approximately 60,000 square feet of gravel for parking and drives

**ZONING**

Property is zoned "B-2" - General Business District. See attachment on website for permitted uses.

This zoning district is intended to allow a full range of commercial uses.