



HAMPTON, IOWA
136,810 Square Feet
Situated on 13.41 Acres

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WINNEBAGO FACILITY
1280 OLIVE AVENUE
HAMPTON, IA

SIZE:	132,810 square feet industrial 4,000 square feet office 136,810 square feet total
DIMENSIONS:	North Building: 200 x 350 ft. with 50 x 100 ft. office addition South Building: 200 x 250 ft.
GROUND:	13.41 acres of flat terrain (two parcels)
NUMBER OF BUILDINGS:	One single story building with additions
CONDITION OF PROPERTY:	Good
YEAR BUILT:	1982 with additions in 1984, 2001, and 2005
CONSTRUCTION:	Floors: 6" 4000 psi concrete Walls: Pre-engineered insulated metal panel on steel frame Columns: Windows: Roof: North Building: 1:12 roof pitch with standing seam metal and galvalume finish. Roof insulation system rated R-19 and R-32 fiberglass batt on west and east ends respectively. South Building: ½:12 roof pitch with standing seam metal deck and galvalume finish.
COLUMN SPACING:	North building: 25' bay spacing South building: 25'x50'
CEILING HEIGHT:	<ul style="list-style-type: none">• Office: 7'5"• Low level area: 13'2" at sidewall, 20'8" at peak• Manufacturing: 17' at side walls; 24'11" at peak and high roof of mid-level area (1984 addition)• Manufacturing with paint booth: 20'9" at side wall; 24' at peak
LIGHTING:	High pressure sodium and fluorescent

The information contained herein has been carefully compiled from sources we consider reliable and, while not guaranteed as to completeness and accuracy, we believe it to be correct as to this date. No representations are made as to any changes in the affairs of the property subsequent to the date of this document. The property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.



WATER:	Supplied by the City of Hampton through city main on street to east. Sprinklers are fed through two 8” lead-ins – one for each building. City pressure is approximately 65 psig.																		
SEWER:	Supplied by the City of Hampton																		
GAS:	Supplied by Mid America via gas delivery piping located on south wall of building.																		
POWER:	<ul style="list-style-type: none">• Supplied by: Mid America• 480 V; 2500 Amps; 3 Phase• Distributed by conduit and bus duct• GIS transformers owned by Mid America																		
HEAT:	Gas forced air with a mixture of unit heaters and air make up units																		
AIR CONDITIONING:	Air conditioning in office area																		
FIRE PROTECTION:	Fully sprinkled: Wet sprinkler system at 65 psi with 8” risers Wet sprinkler system at 70 psi with 6” risers																		
TRUCK LOADING:	North building <ul style="list-style-type: none">• 2 grade level docks• One 10’x12’ overhead door South building: <ul style="list-style-type: none">• Two 14’x14’ overhead doors• Four truck docks• Two 12’x12’ overhead doors Passageway: <ul style="list-style-type: none">• One 12’x12’ overhead door																		
RAIL:	No rail																		
PARKING:	Asphalt and concrete parking for 150 vehicles																		
COMPRESSED AIR:	2 Quincy air compressors with a compressed air distribution loop present throughout the facility																		
RESTROOMS:	<table><tr><td>Plant:</td><td></td><td></td></tr><tr><td>Men:</td><td></td><td>Women:</td></tr><tr><td>Toilets:</td><td>4</td><td>Toilets:</td><td>8</td></tr><tr><td>Sinks:</td><td>6</td><td>Sinks:</td><td>6</td></tr><tr><td>Urinals:</td><td>4</td><td></td><td></td></tr></table>	Plant:			Men:		Women:	Toilets:	4	Toilets:	8	Sinks:	6	Sinks:	6	Urinals:	4		
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Office:

Men:

Toilets: 1

Sinks: 2

Urinals: 1

Women:

Toilets: 2

Sinks: 2

OFFICE AREA:

Office area includes carpet floors, painted wall finish, 2'x4' grid and tile ceiling; 2'x4' fluorescent lighting

TRANSPORTATION:

Located adjacent to Hampton International Airport
10 miles to Interstate 35

FORMER USE:

Manufacturing of Recreation Vehicles

ZONING:

I – Industrial

TAXES:

PID: 1105200022

1105200041

Franklin County, IA

MISCELLANEOUS:

- Fenced lot
- Onsite storage tank – built 1982 – pressure 30,000 gallons

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