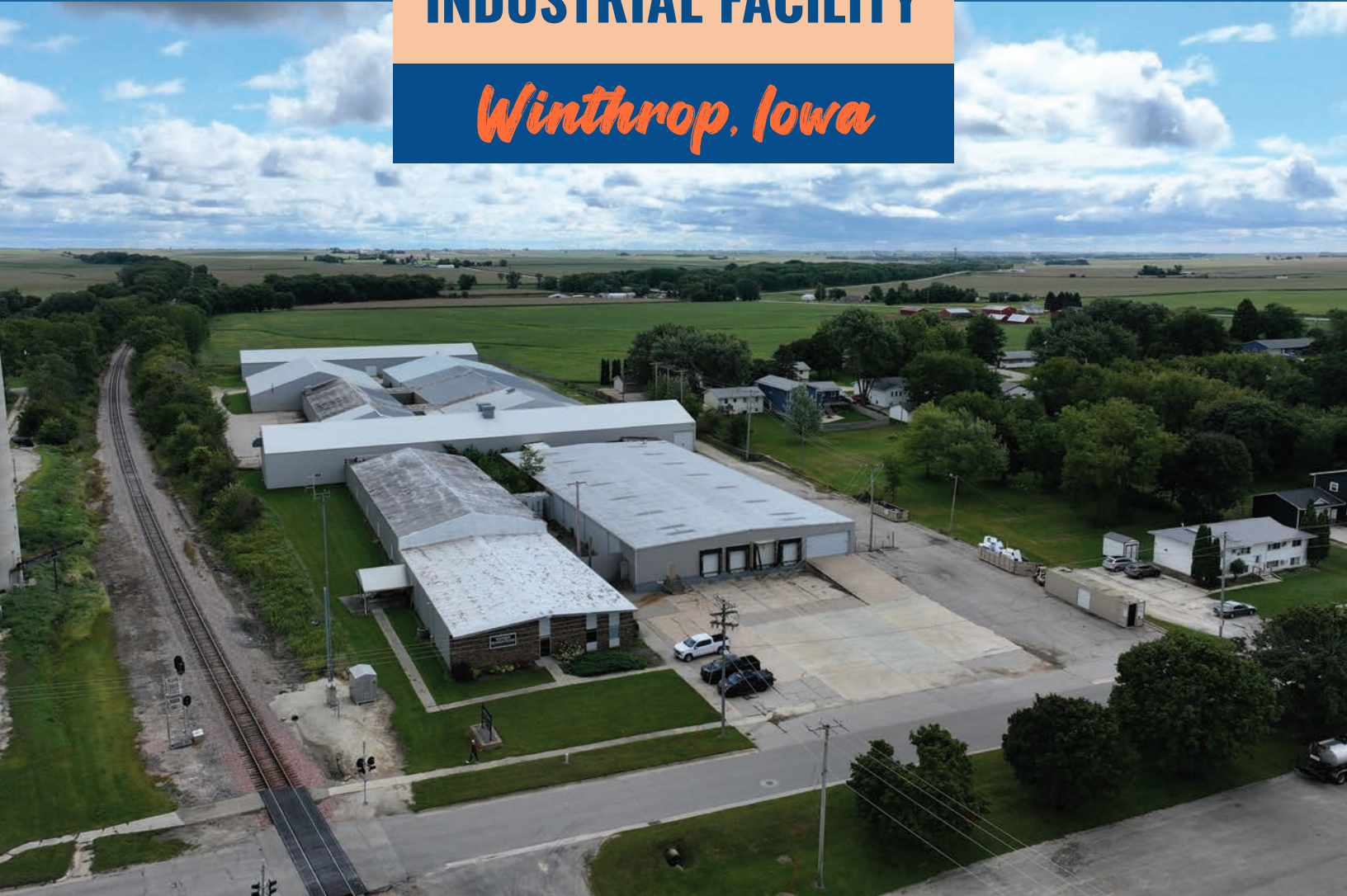


SEALED BID AUCTION WAREHOUSE & INDUSTRIAL FACILITY

Winthrop, Iowa



BIDS ARE DUE NO LATER THAN THURSDAY, OCTOBER 30 AT 5:00 PM (CST)





SEALED BID AUCTION WAREHOUSE & INDUSTRIAL FACILITY

Peoples Company is pleased to present the Winthrop Business Center, a versatile industrial, warehouse, and office complex located at 155 1st Street S in Winthrop, Iowa. This opportunity will be offered through a NO RESERVE sealed bid auction, with all bids due by 5:00 PM Central on Thursday, October 30.

The property is situated on 7.75 acres within the city limits of Winthrop and is zoned Commercial and Light Industrial, offering flexibility for a wide variety of business uses. The one-story manufacturing and warehouse facility comprises several buildings constructed between 1970 and 1998, totaling 123,240 square feet. The manufacturing and warehouse area is comprised of 103,000 square feet of interconnected buildings and an additional 14,400 square foot storage building. Complementing the industrial space is a 5,760 square foot office with a reception area, multiple individual offices, and a large conference room.

The property was previously used for plastics manufacturing, storage, and shipping. All electrical is in place to facilitate the manufacturing of all types of products. The property has over 40,000 square feet of paved surface with ample areas for parking and truck traffic to the loading dock area.

The Winthrop Business Center offers excellent transportation advantages. The facility is immediately adjacent to the Canadian National Railroad and benefits from direct access to four-lane US Highway 20 via the nearby Winthrop interchange, providing efficient connectivity to the Interstate highway system and surrounding regional markets.

This property presents a unique opportunity for owner-operators, investors, or expanding companies seeking a well-located industrial and business hub in Eastern Iowa. A portion of the property is currently leased, including approximately 20,000 square feet of warehouse space and individual offices. These leases may be assumed by a new owner or terminated, leaving the entire facility open for the new operator at closing. Do not miss the opportunity to acquire this versatile industrial warehouse complex with excellent access, rail proximity, and strong redevelopment potential.



**Bids are due no later than
5:00 P.M. CST, Thursday
October 30, 2025**



Directions

From Highway 20: Exit onto Racine Avenue and turn east at 220th Street. Travel for 1.1 miles to 1st Street S. Turn north onto 1st Street S and travel for 0.25 mile. The property will be on the east side of the road.



Auction Details

Sale Terms and Conditions: Peoples Company is handling the sale of a Winthrop, Iowa warehouse and industrial facility through a Sealed Bid Sale.

Sealed Bid Submittal Process & Deadline: Sealed Bids, in written or electronic format, for the Property will be due no later than 5:00 P.M. CST, on Thursday, October 30th, 2025, to the following:

Travis Smock

Peoples Company
2300 Swan Lake Blvd, Ste 300
Independence, Iowa 50644
Travis.Smock@PeoplesCompany.com

Sealed Bids for the Property shall be submitted on the Sealed Bid Submittal Form that can be obtained by contacting Listing Agent Travis Smock by phone at (319) 361.8089 or by email at Travis.Smock@PeoplesCompany.com. Handwritten bids, if legible, may be acceptable in the Seller and Broker's sole discretion. Please complete each blank field provided in the Sealed Bid Submittal Form. Bids can be submitted via mail or email, but must be received by the deadline date to be considered.

Upon the receipt of all submitted bids, the Seller may accept or reject any bid or offer or enter into negotiations with one or more Bidders. Upon the Seller's acceptance of any bid or offer, the winning Bidder(s) and Seller shall enter into a binding Offer to Buy. The Seller shall not be obligated or bound to sell the Property until Seller has entered into a fully executed, definitive Offer to Buy.

Agency: Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge that they are representing themselves in completing the sales transactions.

Open Houses:

Thursday, October 9, from 4:00 to 6:00 PM
Sunday, October 19 to 12:00 to 2:00 PM

The Sealed Bid Terms & Conditions can be referenced in their entirety in either the Attachments Section.



Scan the QR code to view the auction online.

Listing #18592
PeoplesCompany.com



2300 Swan Lake Blvd, Suite 300
Independence, Iowa 50644



PeoplesCompany.com
Listing #18592



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Sealed Bid Auction Warehouse & Industrial Facility



Bids due **Oct 30, 2025 at 5:00 PM CDT**
