



INDUSTRIAL

**1060 MADISON ST.
NORWALK, IA 50211**

FOR SALE

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TEAM by 

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals.

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EXECUTIVE SUMMARY

1060 MADISON ST. NORWALK, IA

PROPERTY OVERVIEW

KataLYST Commercial by KW is pleased to exclusively present **1060 Madison St. Norwalk, IA 50211** is a newly constructed **19,505 SF** industrial condominium building situated on **3.2 acres** within Norwalk's rapidly expanding industrial corridor. Priced at approximately **\$161 per square foot** — at replacement cost — with a fully transferable 100% property tax abatement valued at approximately **\$390,000 over five years**, the property offers an owner-user contractor, distributor, or light-industrial operator an immediate operational footprint with substantial expansion capacity through the included pad-ready Phase 2 site.

The property benefits from a **100% property tax abatement** from the City of Norwalk for five consecutive years, beginning with the 2027 tax year. The abatement is committed to the property, runs with the sale, and transfers to the buyer at closing without application requirement. Based on projected assessed value, the **total estimated tax savings** to the owner over the abatement period is approximately **\$390,000**. This structure meaningfully reduces effective operating cost during the initial ownership period and enhances yield for both owner-users and investors.



PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

- Newly constructed **19,505 SF PEMB** on **3.2 acres** in Norwalk's growth corridor
- **100% tax abatement for 5 years** — approximately **\$390,000** in savings transfers with sale
- Priced at **\$161/SF (replacement cost)**
- **Pad-ready** Phase 2 site included for **future expansion**
- **15 overhead** doors, **22-foot** clear heights, **M-1 zoning permits** outdoor storage



Investment Summary	
Address	1060 Madison St.
City, State, Zip Code	NORWALK, IA 50211
Price	\$3,150,000
Building / SF	19,500
Price/SF	\$161.54
Lease Rate	\$9.75 NNN
Lease Term	5 Years
Clear height	18
Grade Doors	15
Power	200 Amp Electrical

LOCATION INFORMATION

Property Type	Industrial
Address	1060 Madison St.
City, State, Zip Code	Norwalk, IA 50211





PROPERTY PHOTOS

1060 MADISON ST. NORWALK, IA









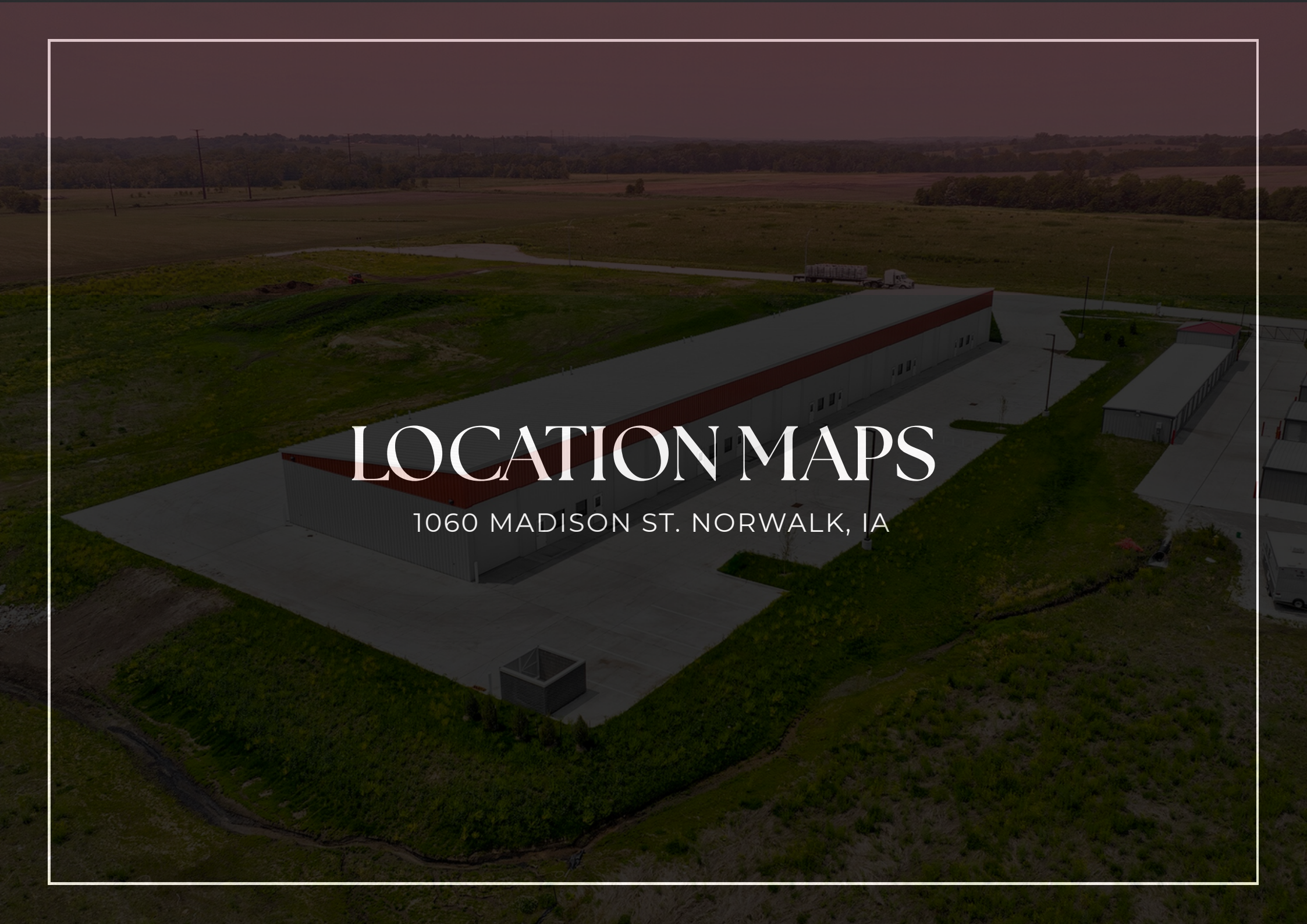












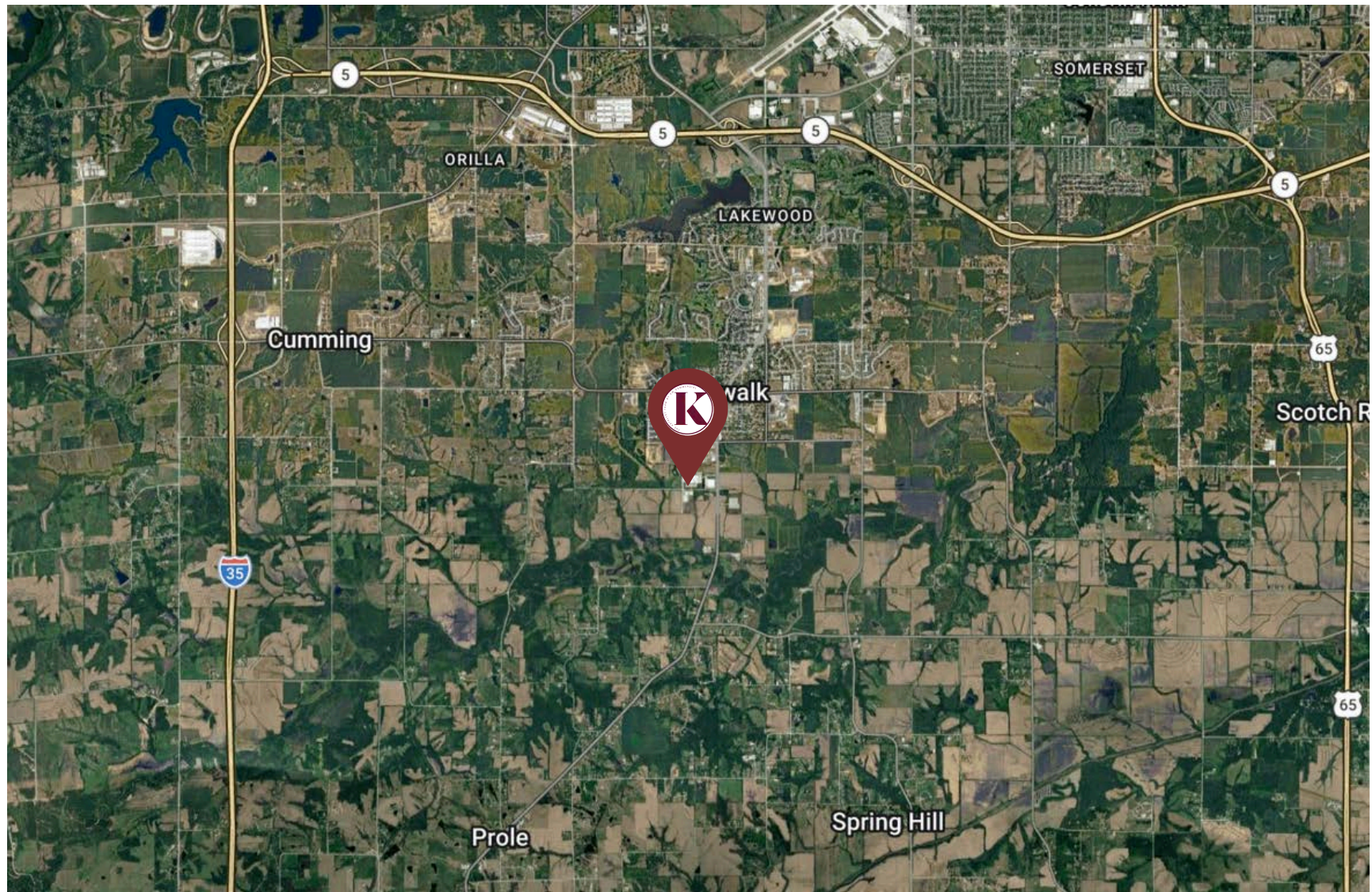
LOCATION MAPS

1060 MADISON ST. NORWALK, IA

LOCATION MAPS



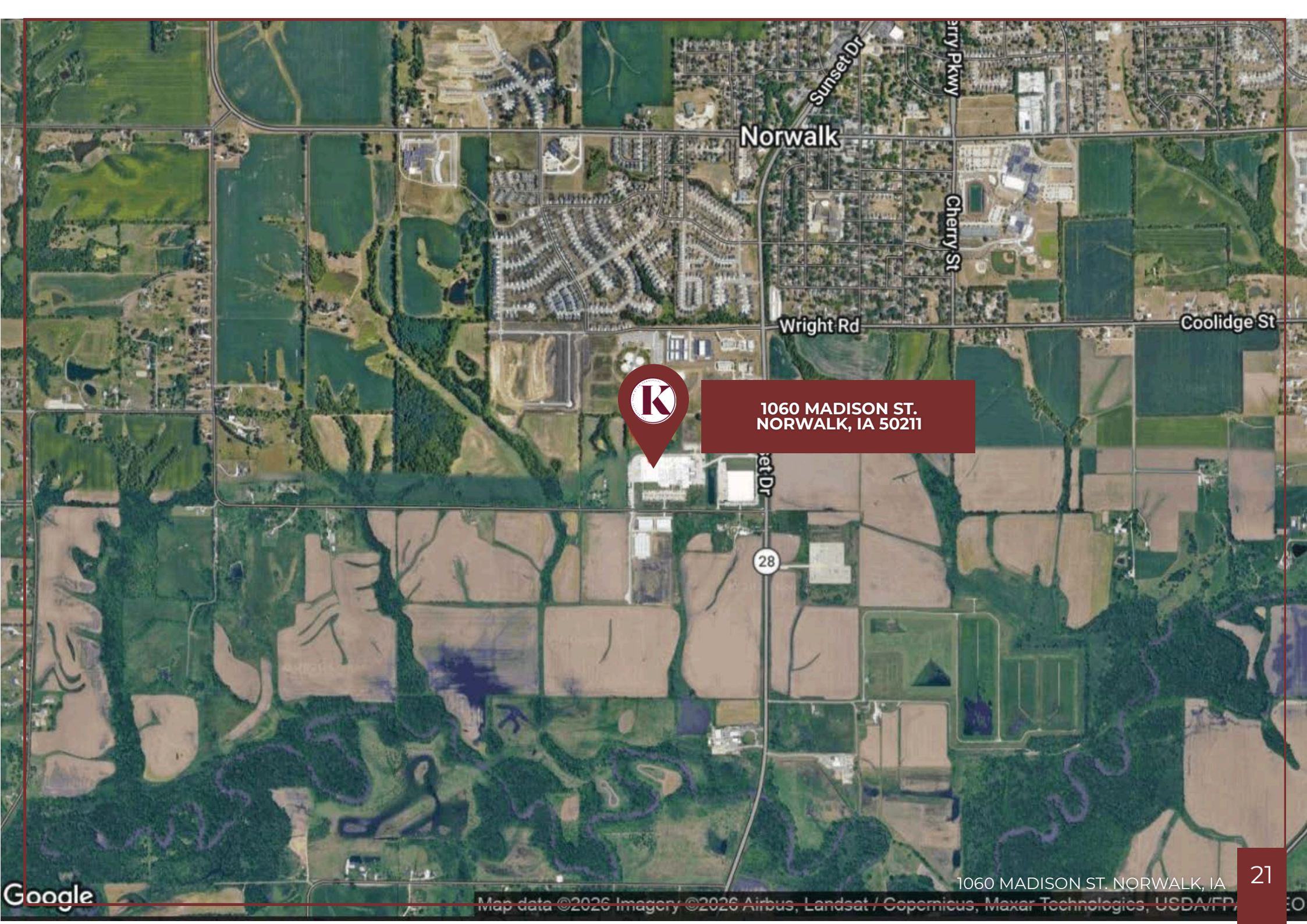
REGIONAL MAP





AERIAL PHOTO

1060 MADISON ST. NORWALK, IA



1060 MADISON ST.
NORWALK, IA 50211



SALE COMPARABLES

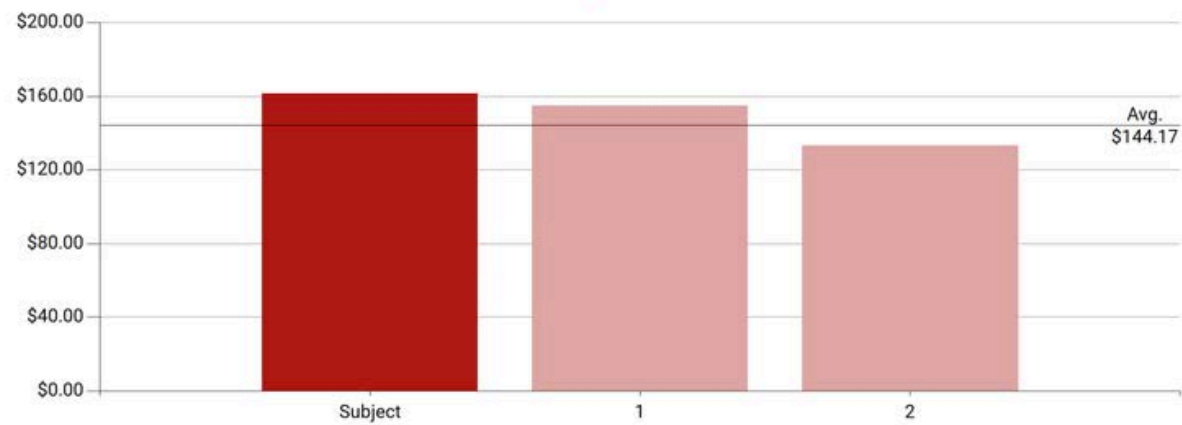
1060 MADISON ST. NORWALK, IA

SALE COMPARABLES



Cap Rate

Price per SF



SALE COMPARABLES



S



1060 MADISON ST. NORWALK, IA 50211

Sale Price	\$3,150,000
Spaces	1
Rentable SF	19,500
Price/SF	\$161.54
Acres	3.20
Power	200 Amp Electrical

1



1407 NORTHWEST LAUREL ST., ELKHART, IA 50073

Sale Price	\$3,100,000
Rentable SF	20,000
Price/SF	\$155.00
Acres	2.68
Year Built	1977
Sale Date	6/3/2026



SALE COMPARABLES

2



1000 9TH ST. NORTHEAST, ALTOONA, IA 50009

Sale Price	\$1,600,000
Rentable SF	12,000
Price/SF	\$133.33
Acres	7.55
Year Built	2022
Sale Date	1/14/2026

SALE COMPARABLES



S 101 Delaware Street
Norwalk, IA, 50211
\$3,150,000

1 1407 Northwest Laurel Street
Elkhart, IA, 50073
\$3,100,000

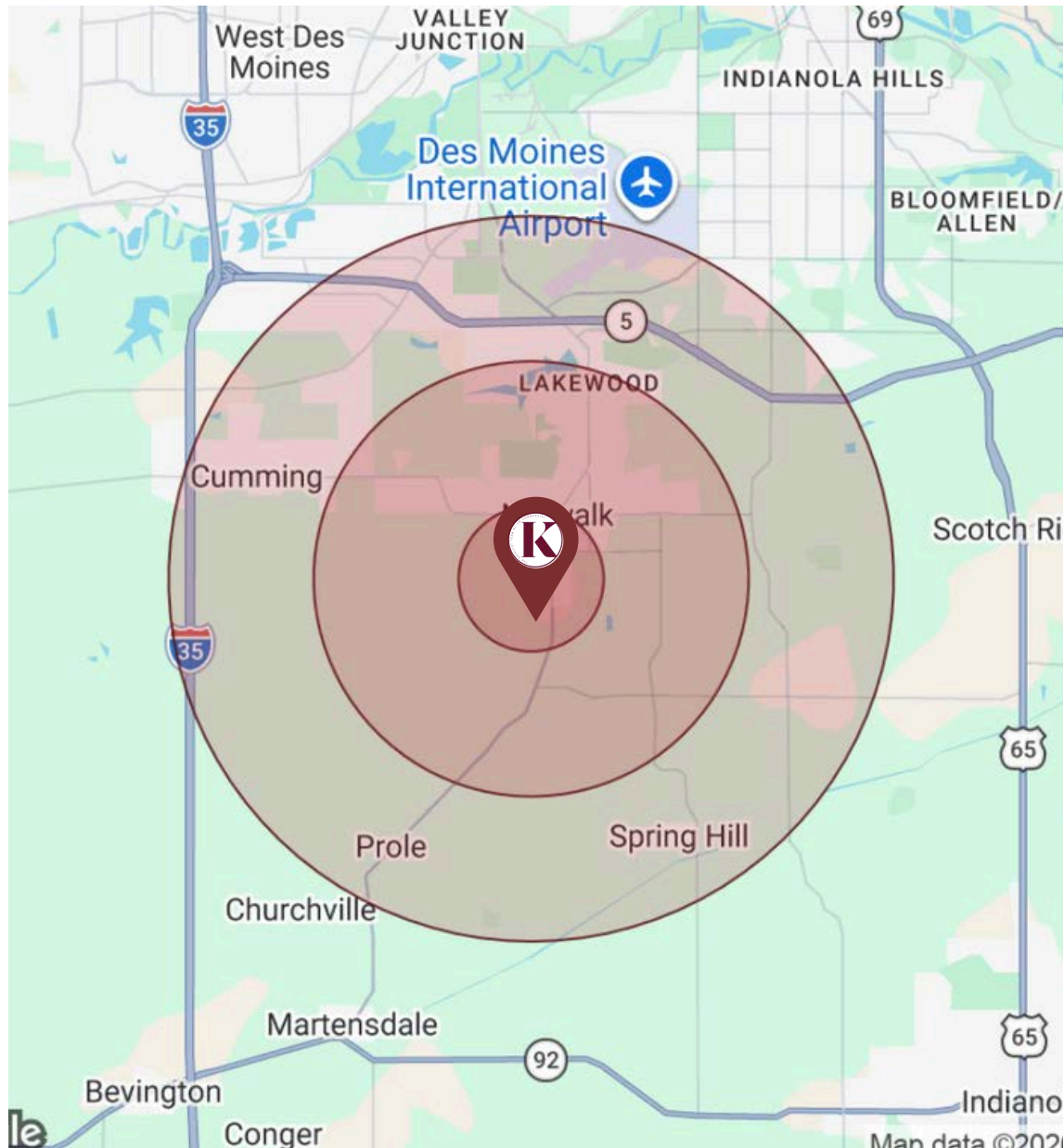
2 1000 9th Street Northeast
Altoona, IA, 50009
\$1,600,000



DEMOGRAPHICS

1060 MADISON ST. NORWALK, IA

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	1,356	8,572	11,869
Female	1,412	8,594	11,844
Total Population	2,768	17,166	23,713
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,535	15,539	20,770
Black	35	304	486
Am In/AK Nat	1	14	19
Hawaiian	1	2	2
Hispanic	122	790	1,639
Asian	35	228	358
Multiracial	39	280	420
Other	N/A	14	19
Housing	1 Mile	3 Miles	5 Miles
Total Units	1,178	6,905	9,665
Occupied	1,102	6,489	9,057
Owner Occupied	863	5,221	7,323
Renter Occupied	239	1,268	1,734
Vacant	76	415	608
Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	560	3,616	4,892
Ages 15 - 24	344	2,063	2,880
Ages 25 - 54	1,176	7,253	9,860
Ages 55 - 64	276	1,894	2,738
Ages 65+	411	2,339	3,342
Income	1 Mile	3 Miles	5 Miles
Median	\$91,508	\$104,413	\$99,218
Under \$15k	37	469	591
\$15k - \$25k	121	225	375
\$25k - \$35k	10	182	297
\$35k - \$50k	74	501	850
\$50k - \$75k	184	793	1,215
\$75k - \$100k	189	913	1,238
\$100k - \$150k	266	1,491	1,993
\$150k - \$200k	130	855	1,108
Over \$200k	91	1,061	1,389



MEET THE KATALYST TEAM

1060 MADISON ST. NORWALK, IA

THE KATALYST TEAM BY KW COMMERCIAL

kata·lyst

(noun) – (ka-tuh-lyst)

an agent that provokes or speeds significant growth in your commercial real estate goals.

The KataLYST Team is a specialized team that is part of the nationwide brokerage firm KW Commercial Realty. Based out of Des Moines, IA, the KataLYST Team focuses on commercial real estate assets located throughout the state of Iowa. The team's specialty is advising and working with individual clients who have invested in commercial real estate and are looking to grow their assets, grow their networth, grow their income, and ultimately find success in commercial real estate investing. The team's focus allows it to develop relationships with clients beyond one transaction and be a life-long partner and advisor in their real estate investments.



FOR MORE INFO, SCAN
THE QR CODE TO VISIT
OUR WEBSITE

JARED HUSMANN

PRESIDENT, THE KATALYST TEAM

Jared's Mother and Father who each respectively participated in Residential and Commercial investment, ownership, and development.

At the age of 18 Jared began his own individual investment career by purchasing his first investment property. Within 6 years he built an investment portfolio of over 72 doors spread around Central Iowa over 30+ properties. Frustrated with Residential properties Jared began his career as a commercial real estate agent and made a commitment to help other owners and investors like himself by providing better services, data, communication, and life-experience than traditional agents who marketed themselves as "Investor-Agents."



THE **KataLYST**
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THE KatalYST

TEAM

by 



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WITH THIS PROPERTY**

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