

740 KACENA RD

HIAWATHA, IA 52233

INDUSTRIAL OFFICE / FLEX

FOR SALE
\$995,000



STANBROUGH REALTY
THE SIGN OF INTEGRITY

2775 86th Street, Urbandale, IA 50322
(515) 334-3345 | StanbroughRealty.com

ROSS QUINTERO
515-689-2612
ross.quintero@stanbroughrealty.com

PROPERTY DETAILS

740 KACENA RD, HIAWATHA, IA 52233

OFFERING SUMMARY

Sale Price	\$995,000
Price / SF	\$152
Net Real Estate Taxes	\$17,342
Building Size	6,528 SF
Lot Size	2.11 Acres (91,912 SF)
Year Built	2003
Zoning	I-2 General Industrial
Construction	Metal Siding & Roofing
HVAC	Central
Clear Height	15 ft
Overhead Doors	3 Total

(1) 10' x 10' + (2) 14' x 14'



PROPERTY OVERVIEW

Well-maintained industrial office/flex building built in 2003 on a 2.11-acre site in Hiawatha. Metal siding and roofing, central HVAC, 15' clear height, and three overhead doors. The 6,528 SF building offers a finished office layout with 5 offices, 1 conference room, 2 breakrooms, 2 bathrooms, and a warehouse area - plus significant excess land for expansion.

EXPANSION - 12,000 SF PAD SITE

Excess land includes a pad site for an additional 12,000 SF building - a rare build-to-suit / income-expansion opportunity.

CURRENT LEASE / INCOME

In-place tenant occupies 3,000 SF on a 5-year lease at \$2,480/month gross. The remaining 3,528 SF of finished office/flex space is vacant and available.



PROPERTY PHOTOS

740 KACENA RD, HIAWATHA, IA 52233



CONFERENCE ROOM



OFFICE / SHOWROOM



PRIVATE OFFICE



OFFICE AREA



EXECUTIVE OFFICE



KITCHENETTE / BREAK



WAREHOUSE / FLEX



EXTERIOR - OVERHEAD DOORS



EXCESS LAND

STANBROUGH REALTY
THE SIGN OF INTEGRITY

2775 86th Street, Urbandale, IA 50322
(515) 334-3345 | StanbroughRealty.com

ROSS QUINTERO
515-689-2612
ross.quintero@stanbroughrealty.com

PARCEL AERIAL

740 KACENA RD, HIAWATHA, IA 52233



- **91,912 SF**
Land Area (2.11 Acres)

- **12,000 SF**
Potential Building Pad

- **UTILITIES**
Available Nearby

AERIAL MAP

740 KACENA RD, HIAWATHA, IA 52233



STANBROUGH REALTY
THE SIGN OF INTEGRITY

2775 86th Street, Urbandale, IA 50322
(515) 334-3345 | StanbroughRealty.com

ROSS QUINTERO
515-689-2612
ross.quintero@stanbroughrealty.com