

Freestanding Office/Warehouse

33083 Ute Avenue
Waukee, Iowa 50263
www.cbre.com/desmoines

Property Highlights

- + 12,155 SF facility on 1.33 acres
- + Located in unincorporated Dallas County
- + Immediate access to I-80
- + Situated in a high growth Waukee corridor of the Des Moines Metro
- + Adjacent to I-80 West Industrial Park

\$2,250,000 (\$185/SF)

Sale Price

\$11.50/SF

NNN Lease Rate



Building Features

- + 6" concrete floors
- + Spray foam insulation
- + 4' on center construction
- + Radiant zone(s) heat
- + (11) 14' x 14' drive in doors, completely automated with wi-fi equipped openers
- + Low cost of utilities
- + Low maintenance construction
- + 1,950 SF of finished showroom/office in the front.
- + 16-ft clear
- + Built in 2021
- + Drive-thru capability for easy service bays.
- + Polished concrete floors
- + Concrete driveway with full building circulation
- + 24/7 Security Monitoring Available including cameras
- + Outdoor storage may be possible
- + High quality construction with top-of-the-line finishes and attention to detail
- + Large capacity septic and propane servicing the building
- + All doors/locks, thermostats, lights, security cameras, security system, and irrigation system is fully automated
- + Property taxes: \$35,118



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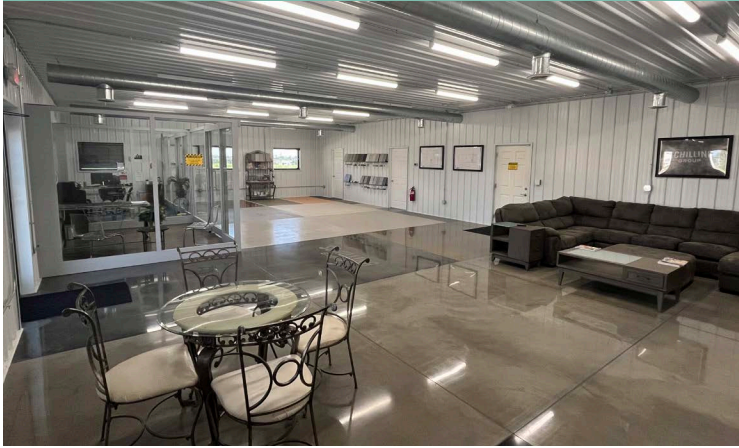
For Sale or Lease

Exterior Photos

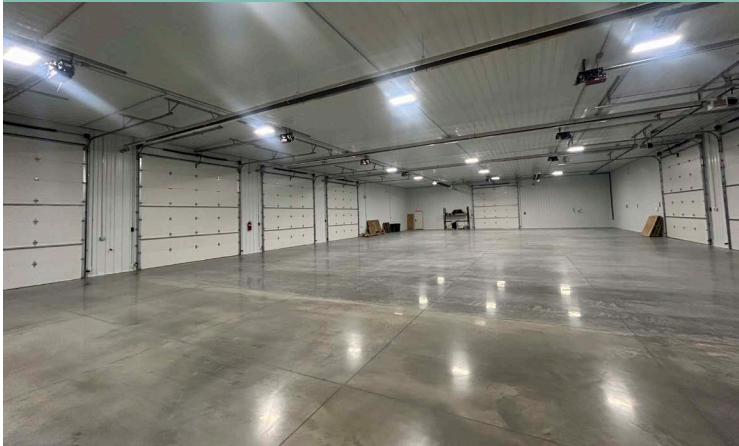


Interior Photos

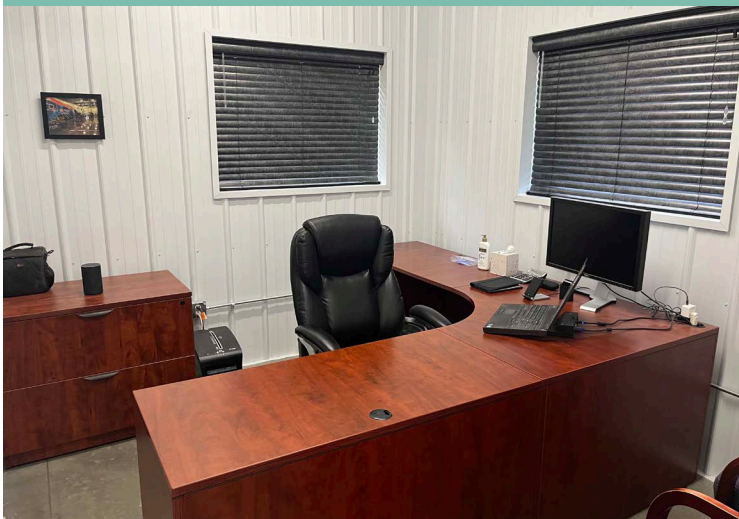
Showroom



Warehouse



Office & Breakroom



Location



Contact Us

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