

# FOR SALE OR LEASE

## 238 ALEXANDER AVE

Ames, IA 50010



INDUSTRIAL SPACE FOR SALE OR LEASE | 16,700 SF

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 **CUSHMAN &  
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# PROPERTY HIGHLIGHTS:

Free-standing industrial building located in a Professional Business Park setting in Ames. Easy access to I-35, Highway 30, and Iowa State University. Building is available For Sale or For Lease.

- Building Size: 16,700 SF
- Office Space: 2,700 SF
- Clear Height: 16'
- Drive-in Doors: 2
  - (1) 14' H x 14' W
  - (1) 14' H x 12' W
- Dock Doors: 3
  - (1) 8' x 8'
  - (1) 8' x 10'
  - (1) 10' x 12'
- Lot Size: 2.16 Acres
- 32 Parking Spaces
- Year Built: 1992
- Zoning: GI (General Industrial)
- Available on or about 01.31.2026

**For Sale: \$2,050,000.00**

**For Lease: \$8.50 NNN**





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