

FOR LEASE

# INDUSTRIAL

5,000 - 26,800 SF



**\$10/SF Gross**

\*Includes Real  
Estate Taxes

## 1811 RICH OLIVE ST.

Story City, Iowa 50248

### PROPERTY HIGHLIGHTS

- Spaces from 5,000 sf up to 26,800 sf
- Building features a 14' x 14' overhead doors, ceiling heights up to 22', and 1400 amp electrical service
- Small office and restroom included
- Fully insulated and heated for year-round use
- Easy access to major transportation routes
- Lower lease rate to other comparable markets

### PROPERTY DESCRIPTION

This metal building offers a range of unit sizes to perfectly suit your needs from 5,000 sf up to 26,800, ideal for warehouse, distribution, or light manufacturing. Flexible layouts with individual bays available to lease together or separately. No demising walls so spaces can be combined however desired. Competitive leasing is \$10 per sq.ft. per year or \$0.83 per sq.ft. per month. Building features 14' x 14' overhead doors, 1400 amp electrical service, and will have water/sewer, and natural gas. Bays delivered fully insulated and heated for year-round use. Owner will also build a bathroom and office space for each leased space. Location is just off Interstate 35 in Story City's industrial park offering convenient access to major transportation routes.

OFFERING SUMMARY		
Available SF	5,000 - 26,800 SF	
Lease Rate	\$10.00 SF/yr	
Lot Size	3.97 Acres	
Building Size	43,200 SF	

DEMOGRAPHICS		
Stats	Population	Avg. HH Income
1 Mile	3,388	\$82,344
3 Miles	4,742	\$93,403
5 Miles	5,439	\$80,250

For More Information:

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LEASED  
11,000 SF

26,800 SF Available

LEASED  
5400 SF



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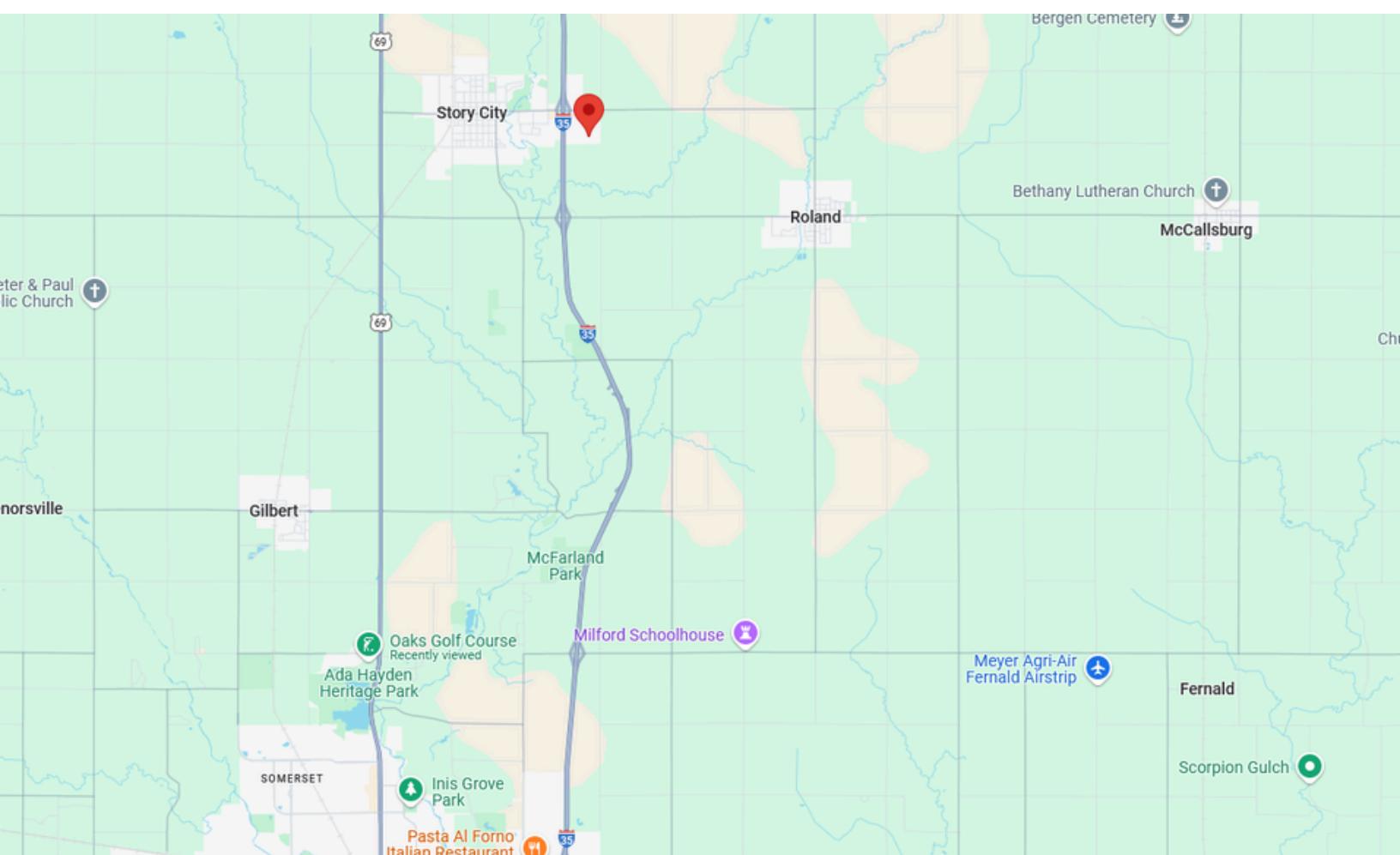
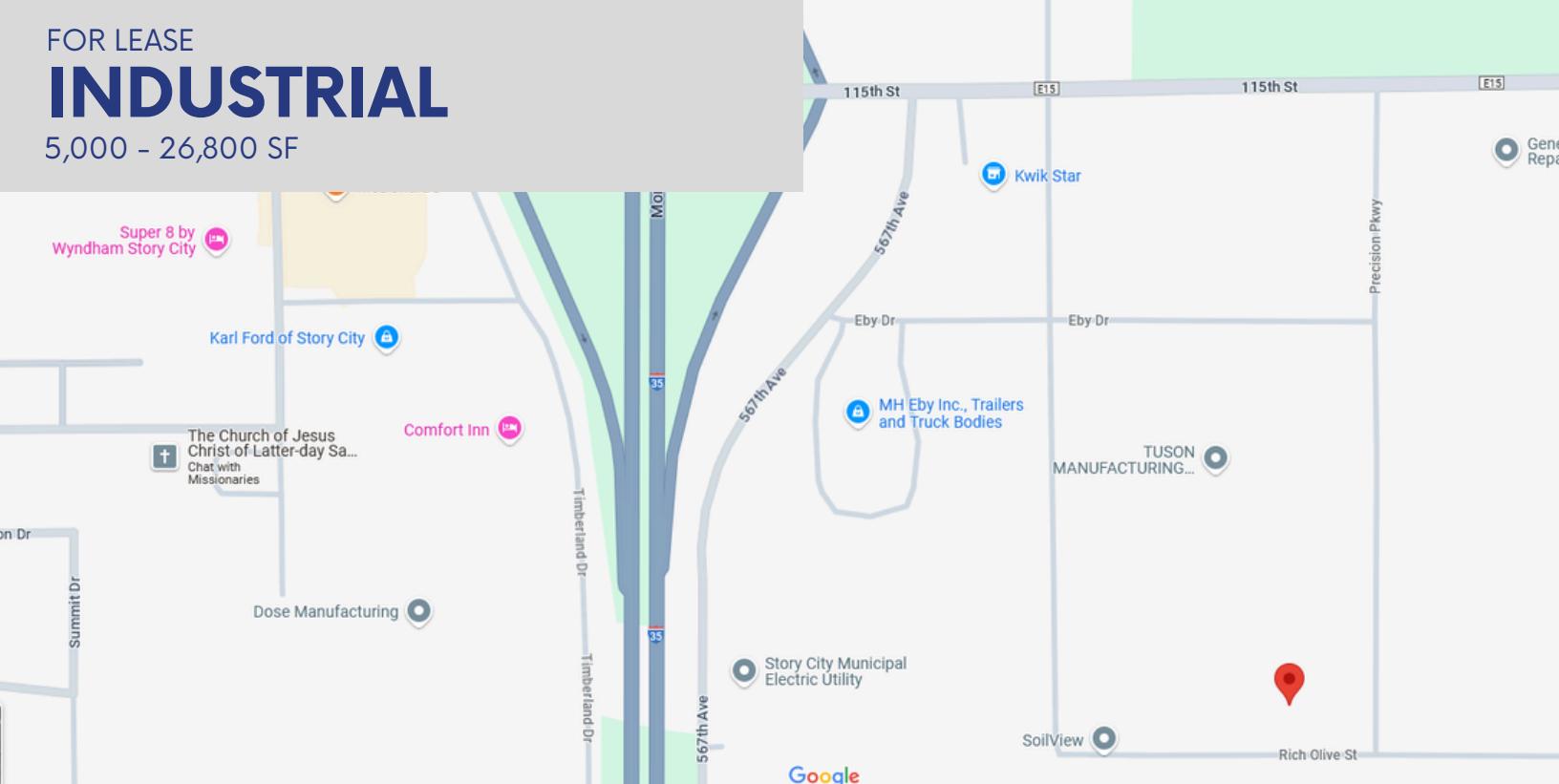
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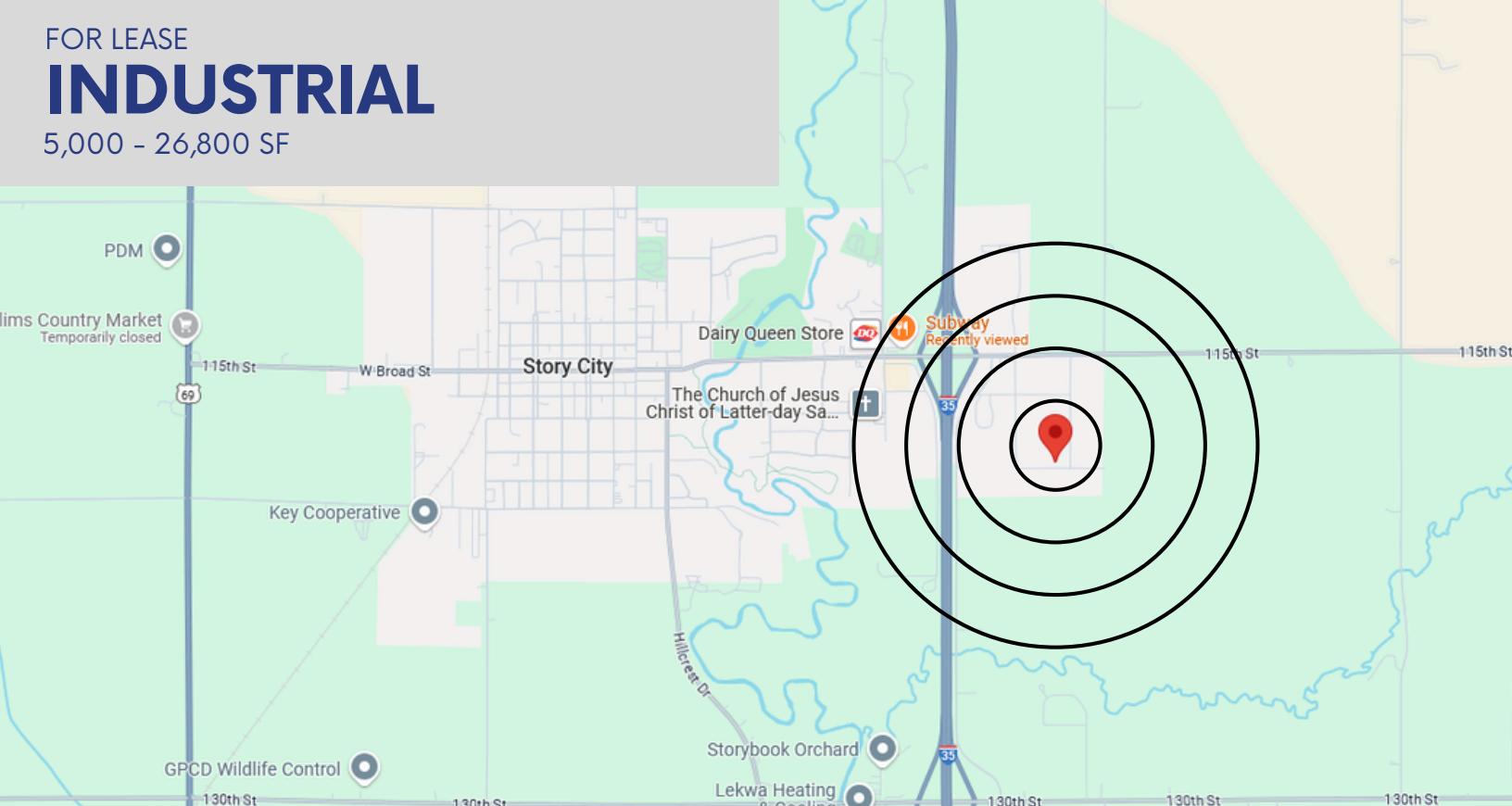
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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,388	4,742	5,439
MEDIAN AGE	42	44.6	41.9
MEDIAN AGE (MALE)	38.5	39.4	42.4
MEDIAN AGE (FEMALE)	42	45.5	41.6
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,464	2,119	2,379
# OF PERSONS PER HH	2.3	2.1	2.5
AVERAGE HH INCOME	\$82,344	\$93,403	\$80,250
AVERAGE HOUSE VALUE	\$262,100	\$251,690	\$232,455
Race	1 Mile	3 Miles	5 Miles
% WHITE	94.9%	94.4%	91.0%
% BLACK	0.8%	0.3%	1.4%
% ASIAN	0.4%	0.3%	0.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.3%
% OTHER	0.8%	3.5%	1.2%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	2.2%	2.4%	1.0%

\* Demographic data derived from 2020 ACS - US Census

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