

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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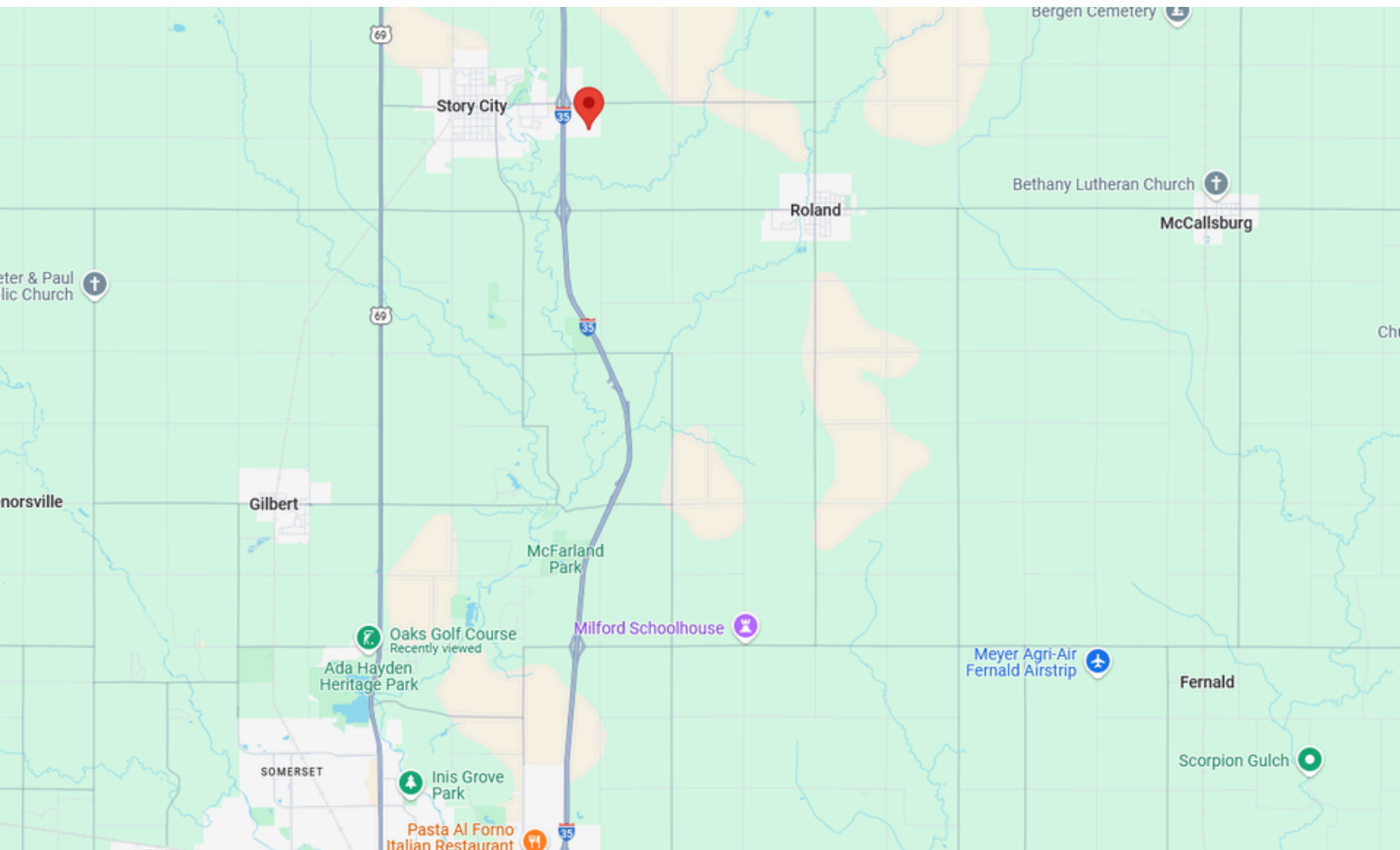
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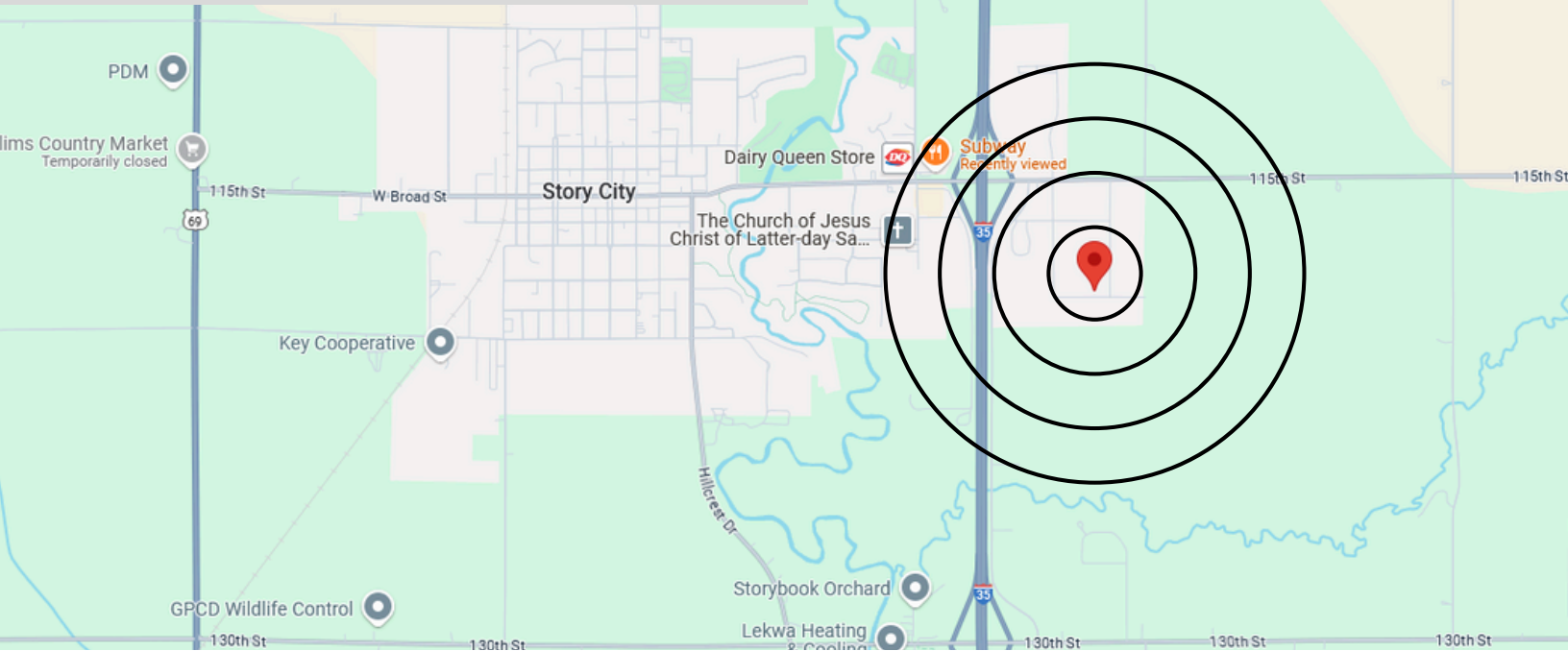
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| Population          | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 3,388     | 4,742     | 5,439     |
| MEDIAN AGE          | 42        | 44.6      | 41.9      |
| MEDIAN 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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