

**66,744 SF
SPACE FOR LEASE**



AVAILABLE

URBANDALE, IA 50322

**4360 112TH
STREET**

CBRE



PROPERTY FEATURES

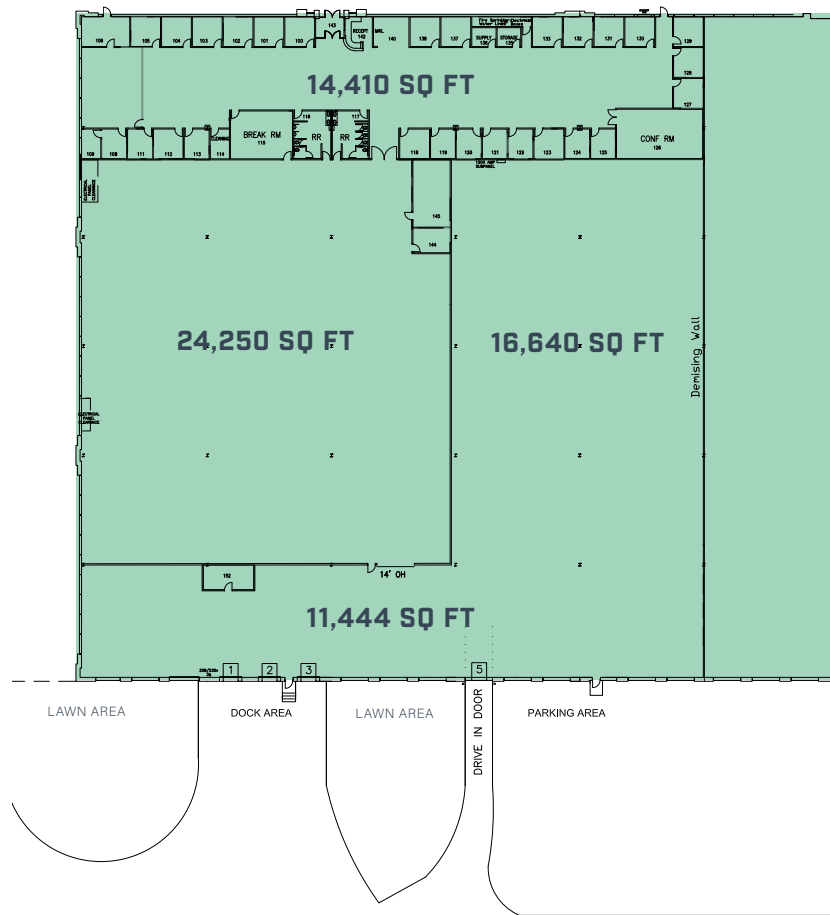
- Office features private and open office area, large conference room and mens/womens bathrooms and large break area.
- 3 dock doors (more possible)
- 1 drive-in door (more possible)
- 27' clear height
- Column width 50'
- Bay size 13,500 SF
- 179 parking spaces
- New roof in 2019
- Exterior building signage available
- Excellent location within one mile from I-35/80 and Hwy 141

AVAILABLE SPACE

- 40,500 - 66,744 SF (Will demise 3 bays)
- Finished area: 14,410 SF (Will demo)

LEASE RATE

- \$5.50/SF NNN for 66,744 SF
- Demised space lease rates priced on a case-by-case basis
- CAMIT: \$3.67/SF



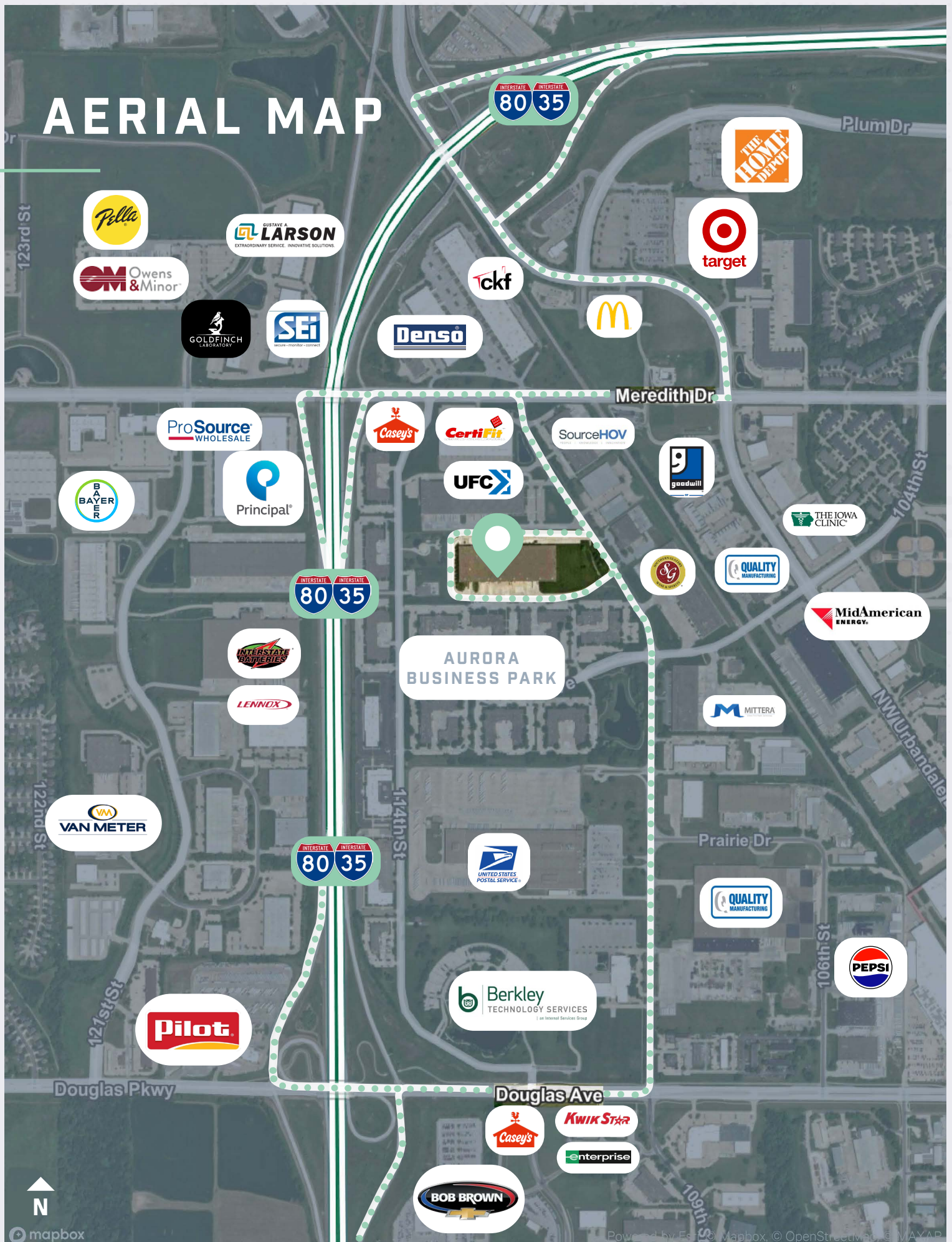
PROPERTY DETAILS

- Construction Type: Precast and Brick
- Access: Two access points - great for truck circulation without turning around
- Heating: Warehouse heated with hanging heaters
- Electric: 2,000 AMP 480V 3-Phase, 4 wire
- Ventilation/Air make-up
- Sprinkler System: Wet (ESFR upgrade by landlord if needed)
- Lighting: High bay fluorescent lighting

EXTERIOR PHOTOS



AERIAL MAP





URBANDALE, IOWA

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