

# 18983

## WENDOVER AVE

GRANGER, IA 50109

**For Sale/For Lease**  
**Warehouse**  
**22,425 SF**



**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors



## // PURCHASE PRICE

**\$ \$1,295,000**

*Seller financing available*

## // LEASE AVAILABILITY

**SUITE 1: 2,100 SF**

**SUITE 2: 9,600 SF**

**OUTDOOR STORAGE AVAILABLE**

*Call broker for pricing*

## // PROPERTY FEATURES



OUTDOOR STORAGE

15 DRIVE-IN DOORS



DALLAS COUNTY ZONING

ZONED: LIGHT INDUSTRIAL



MULTIPLE BAYS

1/2 MILE TO HWY 141



480V/3PHASE POWER

LAND SIZE: 1.46 AC



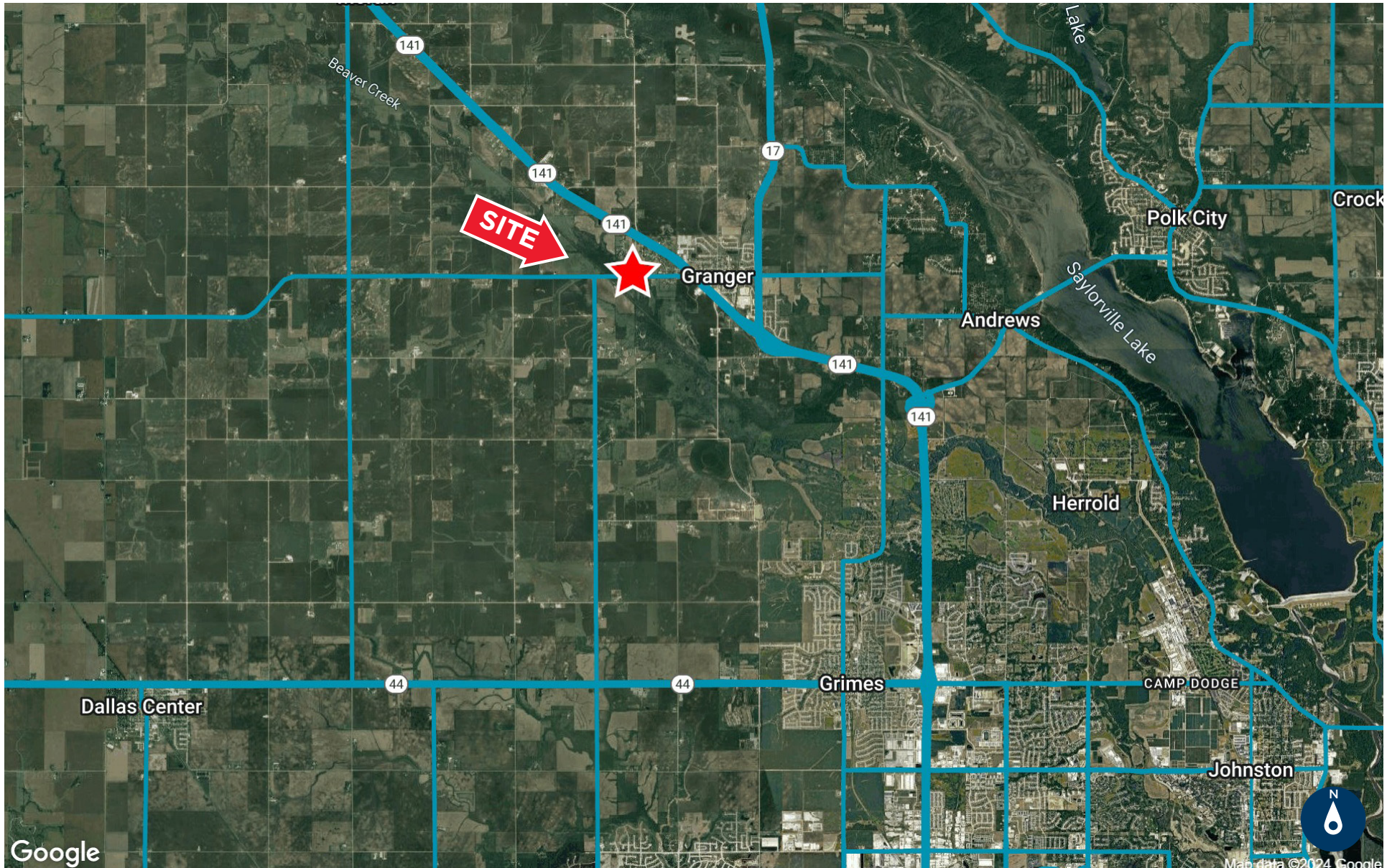
OPTION TO PURCHASE  
ADDITIONAL LAND TO THE WEST



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# // LOCATION



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# // GALLERY



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### CONTACT

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