

FOR LEASE

INTERSTATE ACRES INDUSTRIAL PARK

4451 112TH ST URBANDALE, IA 50322



PROPERTY DESCRIPTION

This amazing 47,840 square foot warehouse is coming available for lease August 1, 2025. This building has 9,300 square feet of finished showroom/office space. The warehouse has a 22 foot wall height and is a wide open space with 4 dock doors, and 2 drive-in doors.

PROPERTY HIGHLIGHTS

- Pre Cast, Insulated Building
- LED Warehouse Lighting
- 22 Foot Wall Height
- 4 Dock Doors
- 2 Drive-in Doors
- 2.92 Acres
- Less than 1.50 miles from I-35/I-80 exits
- \$6.75 per square foot NNN
- Operating Expenses: Please Contact Broker
- Available Starting August 1, 2025

OFFERING SUMMARY

Lease Rate:	\$6.75 SF/yr (NNN)
Available SF:	47,840 SF
Lot Size:	126,874 SF
Building Size:	47,840 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	21	283	1,275
Total Population	39	542	2,963
Average HH Income	\$147,839	\$147,839	\$166,498



NATHAN PETSCHKE

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