

FOR SALE / LEASE

INTERSTATE ACRES INDUSTRIAL PARK

4451 112TH ST URBANDALE, IA 50322



PROPERTY DESCRIPTION

Strategically located with immediate access to major interstate routes, this amazing 47,840 square foot concrete tilt-up warehouse offers an exceptional opportunity for industrial users or investors.

PROPERTY HIGHLIGHTS

- Pre Cast, Insulated Building with LED Warehouse Lighting
- Brand New Energy Efficient Roof
- +/- 9,300 square feet office/showroom
- 22 Foot Wall Height
- 4 Dock Doors and 2 Drive-in Doors
- Estimated OPEX: \$3.33 per square foot; self-performing Snow and Lawn
- Less than 1.50 miles from I-35/I-80 exit

OFFERING SUMMARY

Sale Price:	\$3,895,000
Lease Rate:	\$5.49 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



fergusoncres.com

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