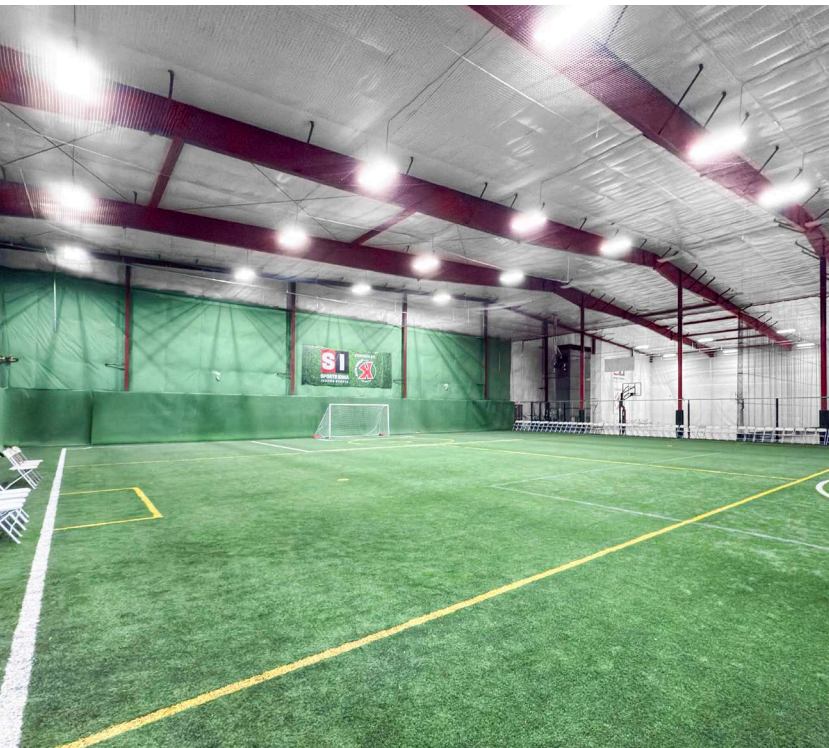


**2176 232ND LANE**  
**FOR SALE** ames, iowa



**CBRE**





**PROPERTY OVERVIEW**

**Sale Price**      \$3,060,000

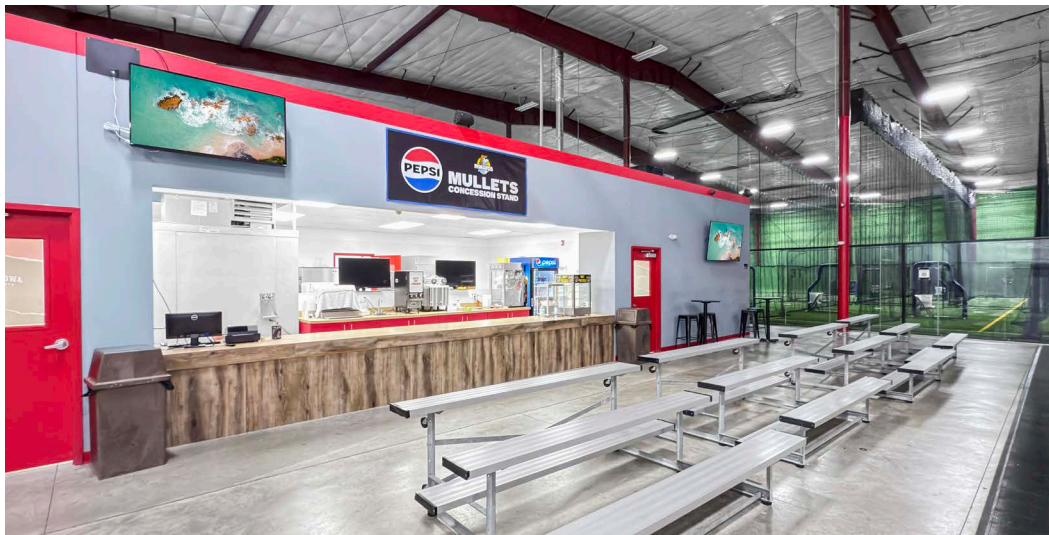
**Property Size**   36,000 SF

**Land Size**        3.78 Acres

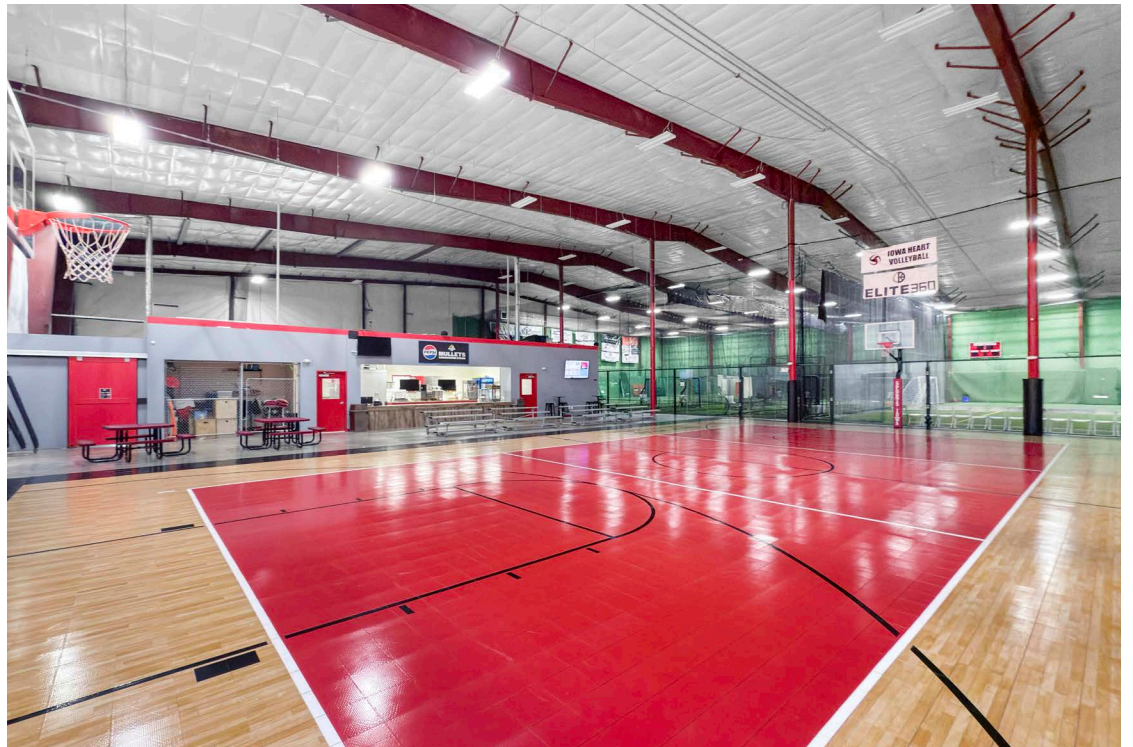
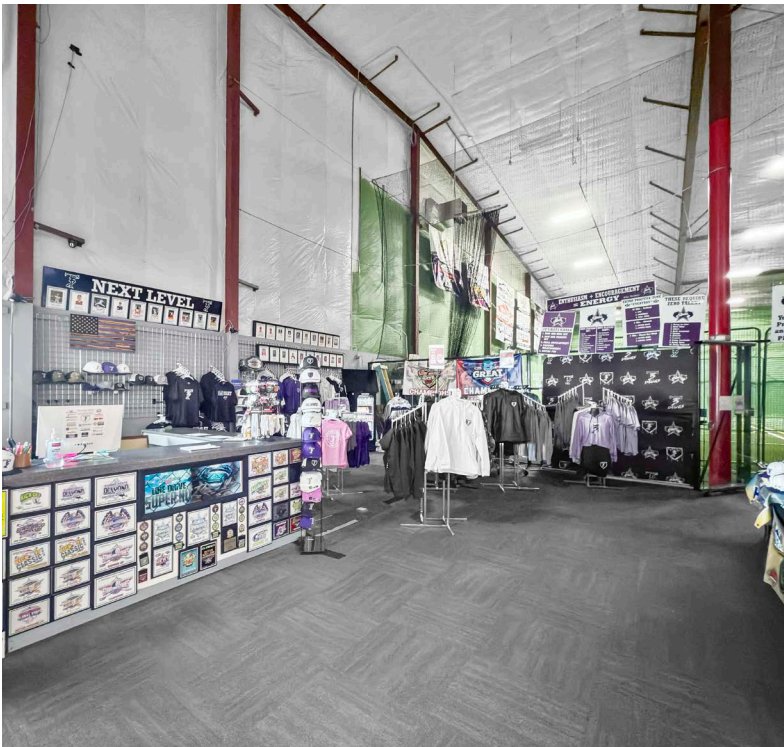
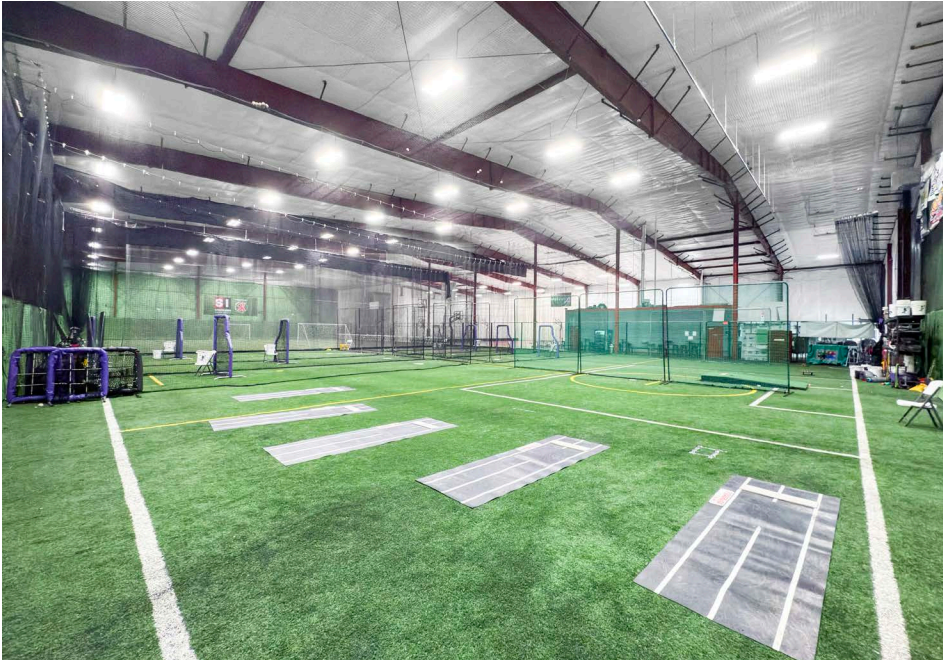
**Building Features**

- Turnkey Sports Facility with Built in Concession Stands
- Entire Building is Heated and Cooled
- 27' Clear Height
- Overhead Door Existing with Ability to Add More

The subject property is 36,000 square feet with 27' clear height, built out as a sports facility, and with the ability to be converted back to industrial warehouse space. There is potential for more overhead doors and dock access along the south end of the building, along with the possibility of outdoor storage on the excess land.

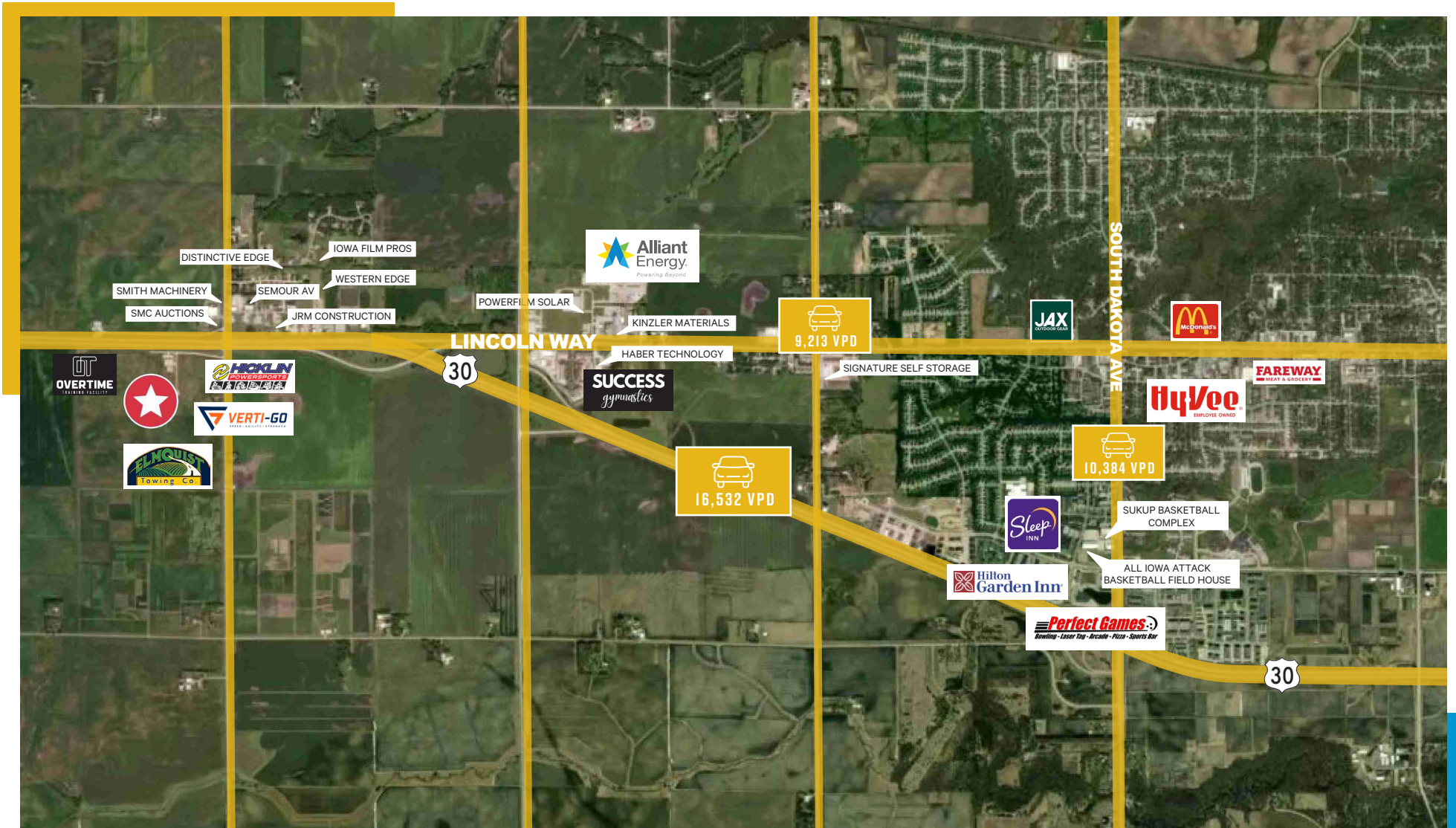












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