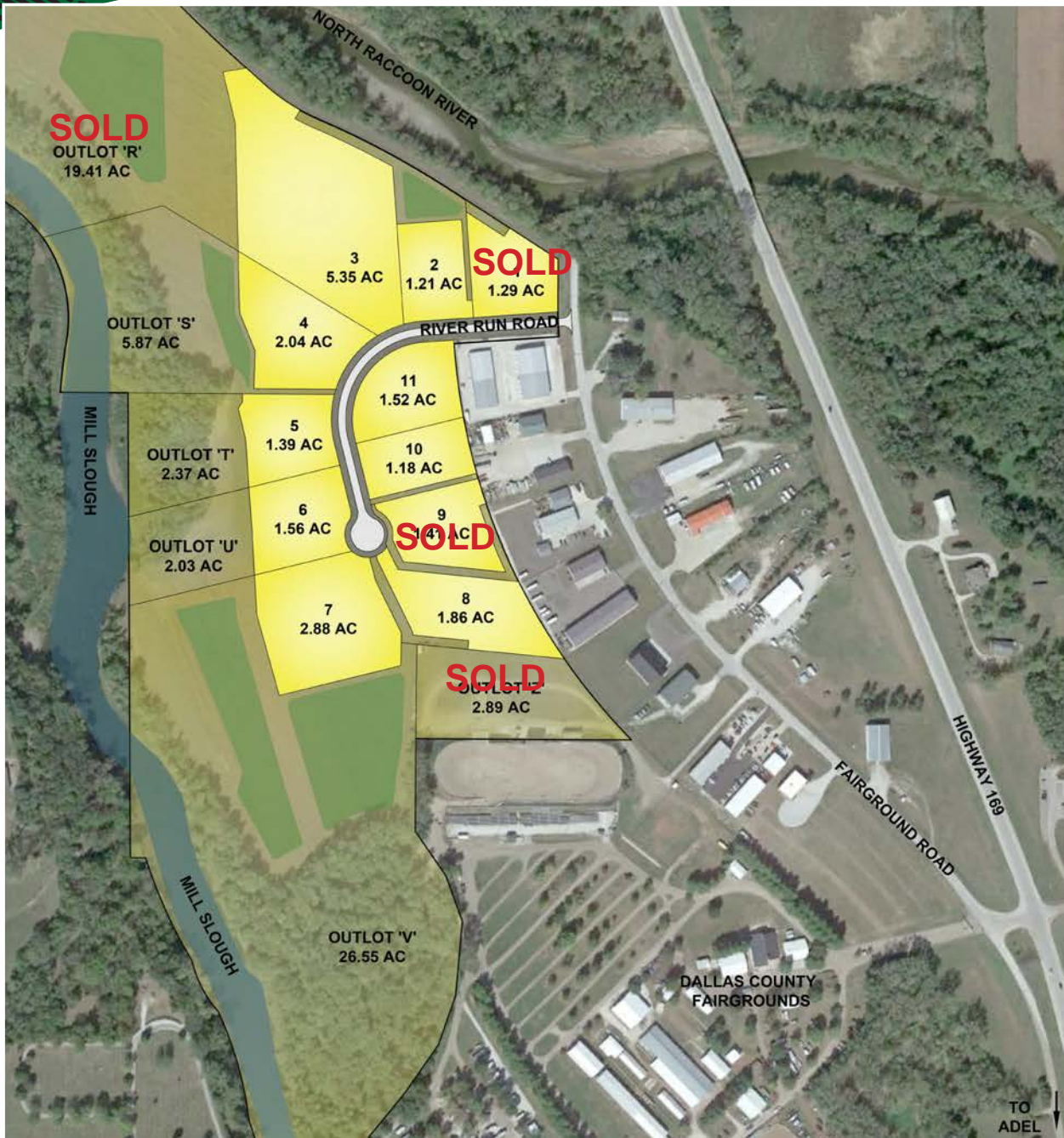


LIGHT INDUSTRIAL LOTS FOR SALE

RIVER RUN INDUSTRIAL PARK

DALLAS COUNTY | IOWA



Development | Investment | Brokerage

ERIC GRUBB

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The above information is deemed reliable but is not guaranteed by Solid Ground. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the property.

LIGHT INDUSTRIAL LOTS FOR SALE

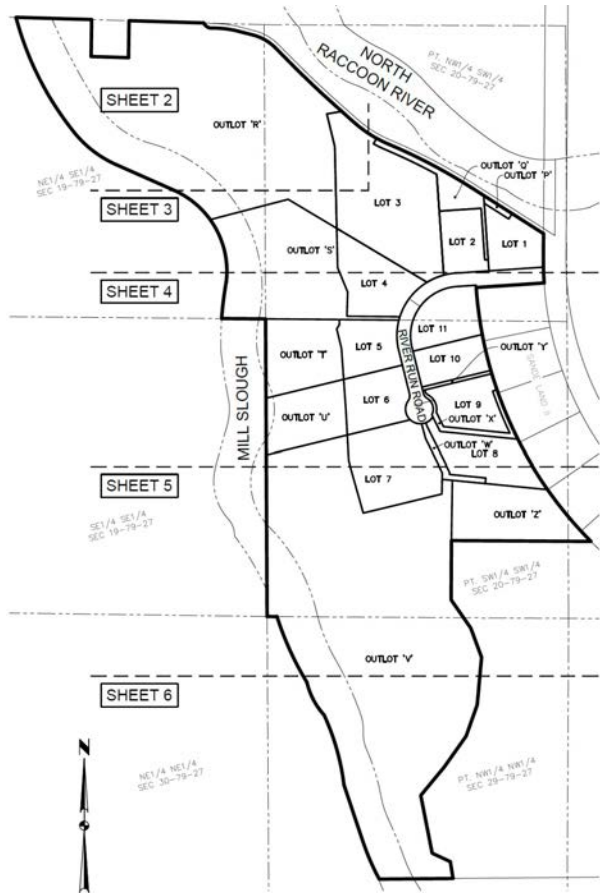
RIVER RUN INDUSTRIAL PARK

DALLAS COUNTY | IOWA



PROPERTY FEATURES

- ▶ Located just north of Adel in Dallas County. Easy access to Hwy 169 and Hwy 6. Just 8 miles east to Waukee and 6.5 miles south to I-80 and De Soto.
- ▶ Buildable lots from 1.1 acre to 5.35 acres. Several lots have the option to also include beautiful wooded Outlots with access to the Mill Slough section of the Raccoon River.
- ▶ Dallas County Light Industrial (I-1) zoning allows for cost efficient construction such as metal buildings and gravel drives/ parking. Storm water detention also already accounted for and not required on the lot.
- ▶ Ideal and suggested uses could include: Self Storage/Contractor Bay, Equipment Sales, Automotive, Landscaping/Lawn Care, Distillery/Brewery, Dog Boarding, Assembly/ Packaging, Plumbing/ HVAC, etc.
- ▶ Xenia Water and Mid American electric provided, septic system and propane required. Street is private and managed by an Owners Association.



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LOT #	INCLUDED OUTLOT	OPTIONAL OUTLOT	LOT ACREAGE	INCLUDED OUTLOT ACREAGE	OPTIONAL OUTLOT ACREAGE	INCLUDED TOTAL ACREAGE	OPTIONAL TOTAL ACREAGE	LOT PRICE WITH INCLUDED OUTLOT (if any)	LOT PRICE WITH OPTIONAL OUTLOT	AVAILABILITY
1	P		1.29	0.09		1.38		\$237,000		SOLD
2	Q		1.21	0.87		2.08		\$223,400		
3			5.55					\$746,300		
4		S*	2.04		5.87		7.91	\$333,900	\$385,100	
5		T*	1.39		2.37		3.76	\$238,600	\$273,700	
6		U*	1.56		2.03		3.59	\$268,000	\$298,000	
7		V*	2.88		26.55		29.43	\$451,200	\$647,800	
8	W		1.86	0.27		2.13		\$312,900		
9	X		1.41	0.35		1.76		\$264,000		SOLD
10	Y		1.20	0.11		1.31		\$222,000		
11	None		1.52	None		1.52		\$257,800		

*** OUTLOTS S – V MAY POTENTIALLY BE COMBINED IN VARIOUS COMBINATIONS IF THEY ARE CONTIGUOUS.**



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