

FOR LEASE
INDUSTRIAL

5,000 - 32,000 SF



1811 RICH OLIVE ST.

Story City, Iowa 50248

PROPERTY HIGHLIGHTS

- Spaces from 5,000 sf up to 32,000 sf
- Building features a 14' x 14' overhead doors, ceiling heights up to 22', and 1400 amp electrical service
- Small office and restroom included
- Fully insulated and heated for year-round use
- Easy access to major transportation routes

PROPERTY DESCRIPTION

This metal building offers a range of unit sizes to perfectly suit your needs from 5,000 sf up to 32,000, ideal for warehouse, distribution, or light manufacturing. Flexible layouts with individual bays available to lease together or separately. No demising walls so spaces can be combined however desired. Competitive leasing is \$10 per sq.ft. per year or \$0.83 per sq.ft. per month. Building features 14' x 14' overhead doors, 1400 amp electrical service, and will have water/sewer, and natural gas. Bays delivered fully insulated and heated for year-round use. Owner will also build a bathroom and office space for each leased space. Location is just off Interstate 35 in Story City's industrial park offering convenient access to major transportation routes.

OFFERING SUMMARY

Available SF	5,000 - 32,000 SF
Lease Rate	\$10.00 SF/yr
Lot Size	3.97 Acres
Building Size	43,200 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	3,388	\$82,344
3 Miles	4,742	\$93,403
5 Miles	5,439	\$80,250

For More Information:
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**FRIEDRICH
REALTY**

515-232-6175
100 6th St.
Ames, IA 50010
www.greatiowahomes.com



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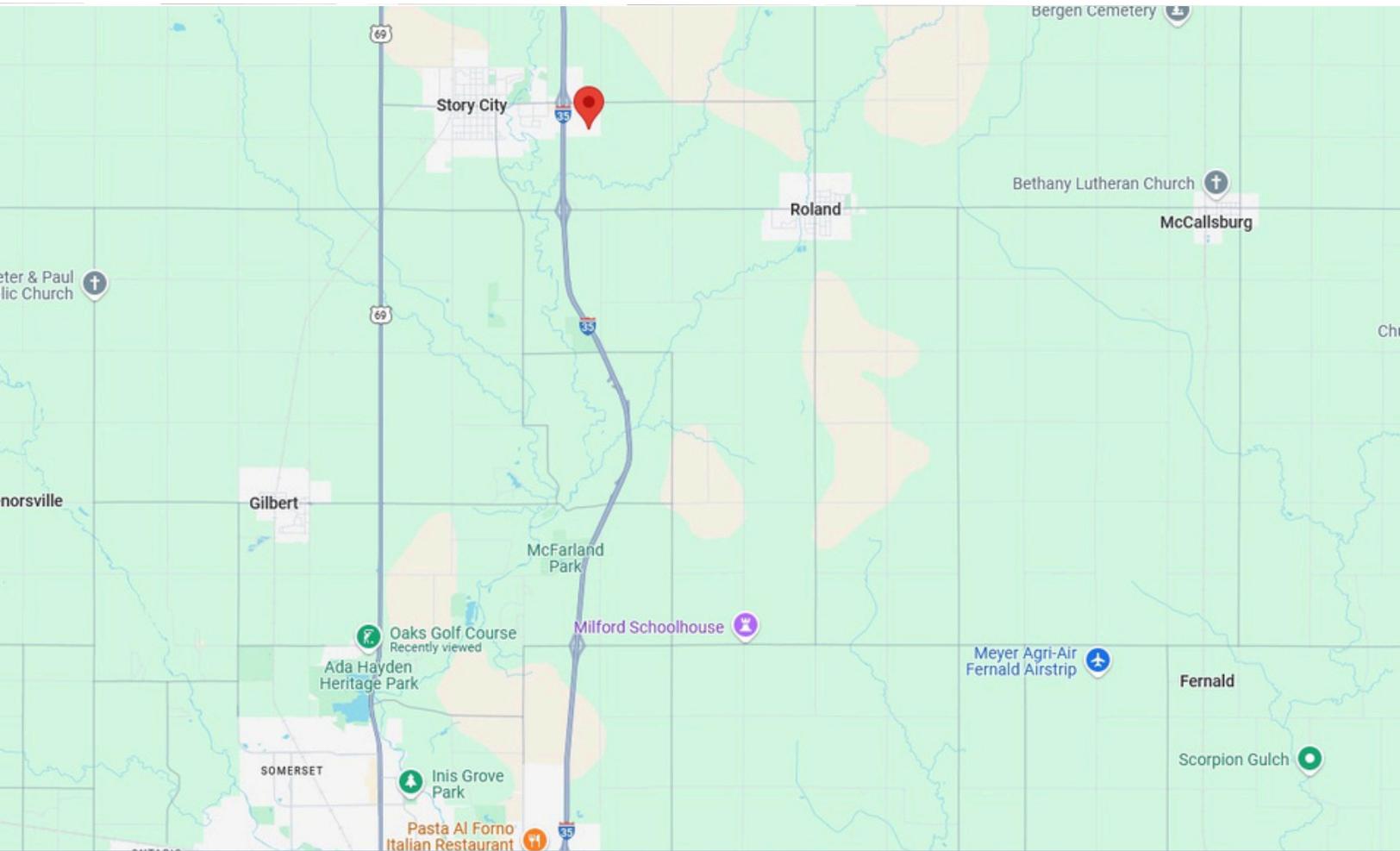
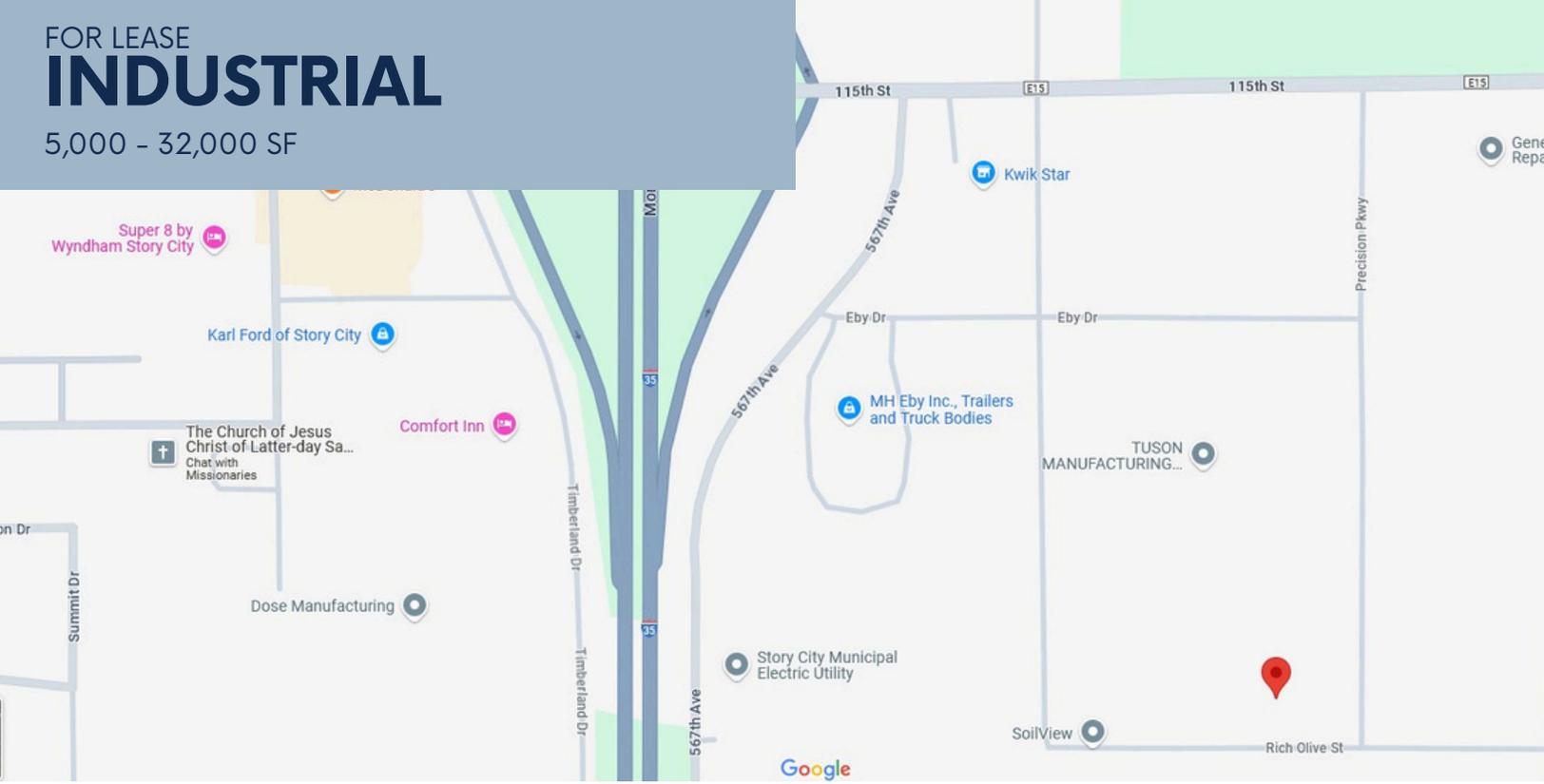
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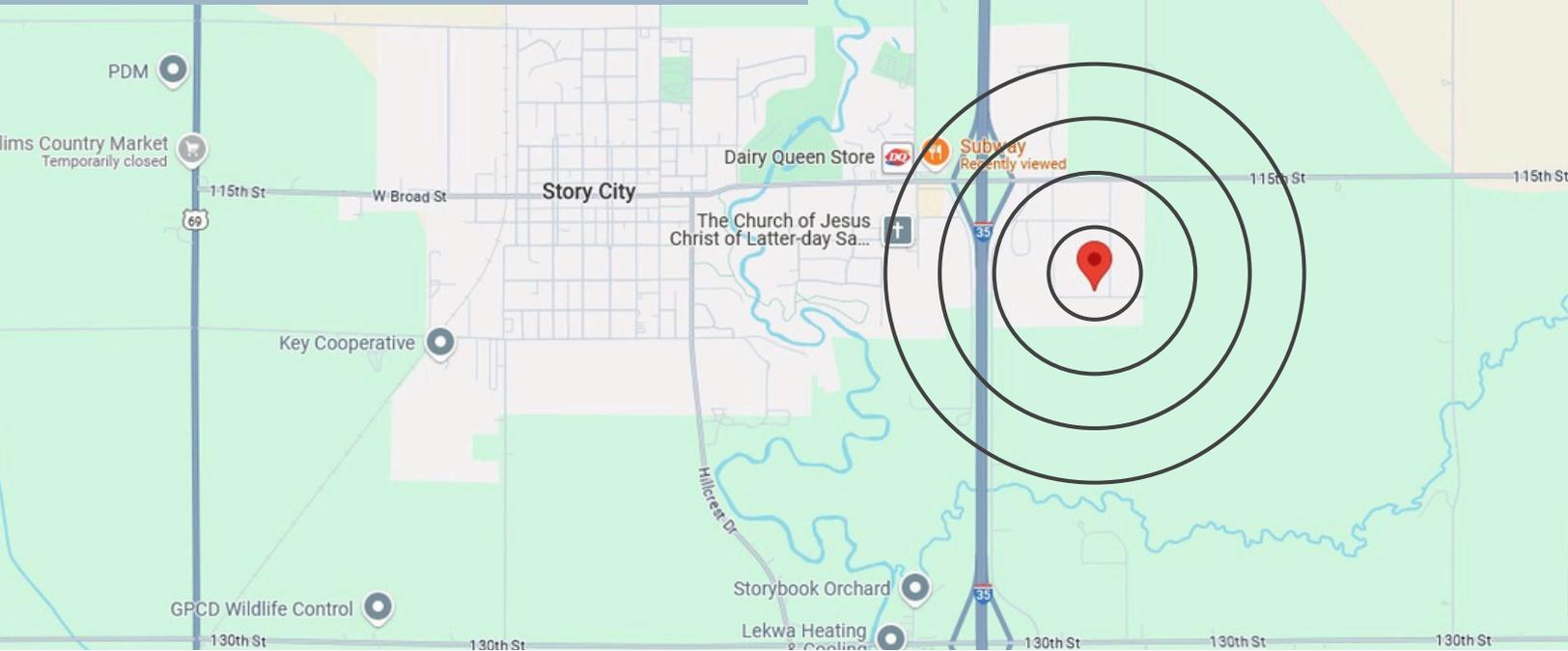
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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,388	4,742	5,439
MEDIAN AGE	42	44.6	41.9
MEDIAN AGE (MALE)	42	45.5	42.4
MEDIAN AGE (FEMALE)			41.6

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,464	2,119	2,379
# OF PERSONS PER HH	2.3	2.1	2.5
AVERAGE HH INCOME	\$82,344	\$93,403	\$80,250
AVERAGE HOUSE VALUE	\$262,100	\$251,690	\$232,455

Race	1 Mile	3 Miles	5 Miles
% WHITE	94.9%	94.4%	91.0%
BLACK	0.8%	0.3%	1.4%
ASIAN	0.4%	0.3%	0.7%
HAWAIIAN	0.0%	0.0%	0.0%
INDIAN	0.0%	0.0%	0.3%
OTHER	0.8%	3.5%	1.2%

Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	2.2%	2.4%	1.0%

* Demographic data derived from 2020 ACS - US Census



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