

SHOP OR WAREHOUSE FOR LEASE

9663 230th Avenue Suite 1, Anamosa, IA
\$3,000/month Gross Lease - 4,140 Sq Ft



- 2.97 Acre Secure Commercial Complex
- North of Hwy 151/Hwy 1 Interchange
- North of Casey's Convenience Store offering diesel, gas and truck wash.
- 60' Deep with 18' x 18' Overhead Door
- 2,870 sq ft shop space
- 3,505 main floor square feet
- 635 sq ft Finished office space and ½ bath
- 635 sq ft loft mezzanine
- Mechanical/storage room
- Secure property, fence and gates 24/7 access
- On site property manager
- Keypad door & FOB access
- Climate controlled
- Office & Shop Service Doors
- 20' Tall Walls
- 120v and 240v Outlets
- 2 Main building 9'x10' loading docks and fork truck use access
- Back up generator power to all buildings
- ECG Constructed
- ECG Solar Powered



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SKOGMAN
COMMERCIAL



Commercial warehouse, storage, or multi-purpose shop with office and bathroom. Immediate possession and located in a commercial complex North of the Hwy 151/Hwy 1 Interchange and Casey's Convenience Store with diesel, gas and truck wash. Newly constructed in 2020, approximately 60' deep, 2,870 sq ft commercial space with an 18' x 18' overhead door powered with remote. 635 sq ft finished office space with ½ bath and 635 sq ft lofted mezzanine for storage or future office finish. Amenities include keypad door access, climate controlled shop to office heating. Key fob and service door access to the shop and office. 120v and 240v outlets, mechanical/storage room, fire/smoke detection system, fiber internet, shop utility sink, floor trough drain, overhead lighting. Benefits of the commercial park include access of 2 main building loading docks with 9' x 10' doors and fork truck use. Secure property with cameras, fencing, and access gate and an on-site property manager. \$3,000/month gross lease. Seller paid NNN and CAM includes exterior insurance, proportionate real estate tax, sewer, water, garbage (incinerator), snow removal, lawn and grounds, common area utilities, management fee and security. 2 year lease minimum. 5 year lease- \$2,850/month. LP gas and discounted electricity separately metered and billed quarterly. ECG Solar electricity provided with back up power for no down time during power outages. Additional climate controlled storage options, sizes vary.

PROPERTY HIGHLIGHTS

- **Fire/smoke detection system**
- **Security Cameras**
- **Overhead Lighting**
- **Shop Utility Sink**
- **Oversized Shop Fan**
- **12 Windows/Transoms**
- **Floor Trough Drain**
- **Seller paid NNN and CAM include exterior building insurance, proportionate taxes, sewer, water, garbage (incinerator), snow removal, lawn and grounds, common area utilities, management fees and security.**
- **Tenant to provide internet, cable, phone service, if applicable.**
- **LP Gas & Electricity separately metered and billed quarterly.**
- **ECG Constructed**
- **Daily parcel and freight services to property**
- **Wash pad on site for vehicles and equipment**
- **Storage units available on site**
- **Outside parking for trailers/ equipment available**

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