



**CUSHMAN &
WAKEFIELD**



FOR SALE

OFFICE BUILDING

ALEXANDER AVENUE

215

AMES, IA 50010

PROPERTY HIGHLIGHTS

- Monument & Building signage available
- Ample parking available
- Furniture & cubicles included
- Security cameras included
- Back up generator included
- Easy access to I-35 & Highway 30

Great office property or a conversion to industrial with a back yard area. Located in a Professional Business Park. Fast access to I-35 & Highway 30 and Iowa State University. Price includes many upgrades as listed under the highlights. Seller is motivated to look at all offers.

215 ALEXANDER AVENUE

PROPERTY FEATURES

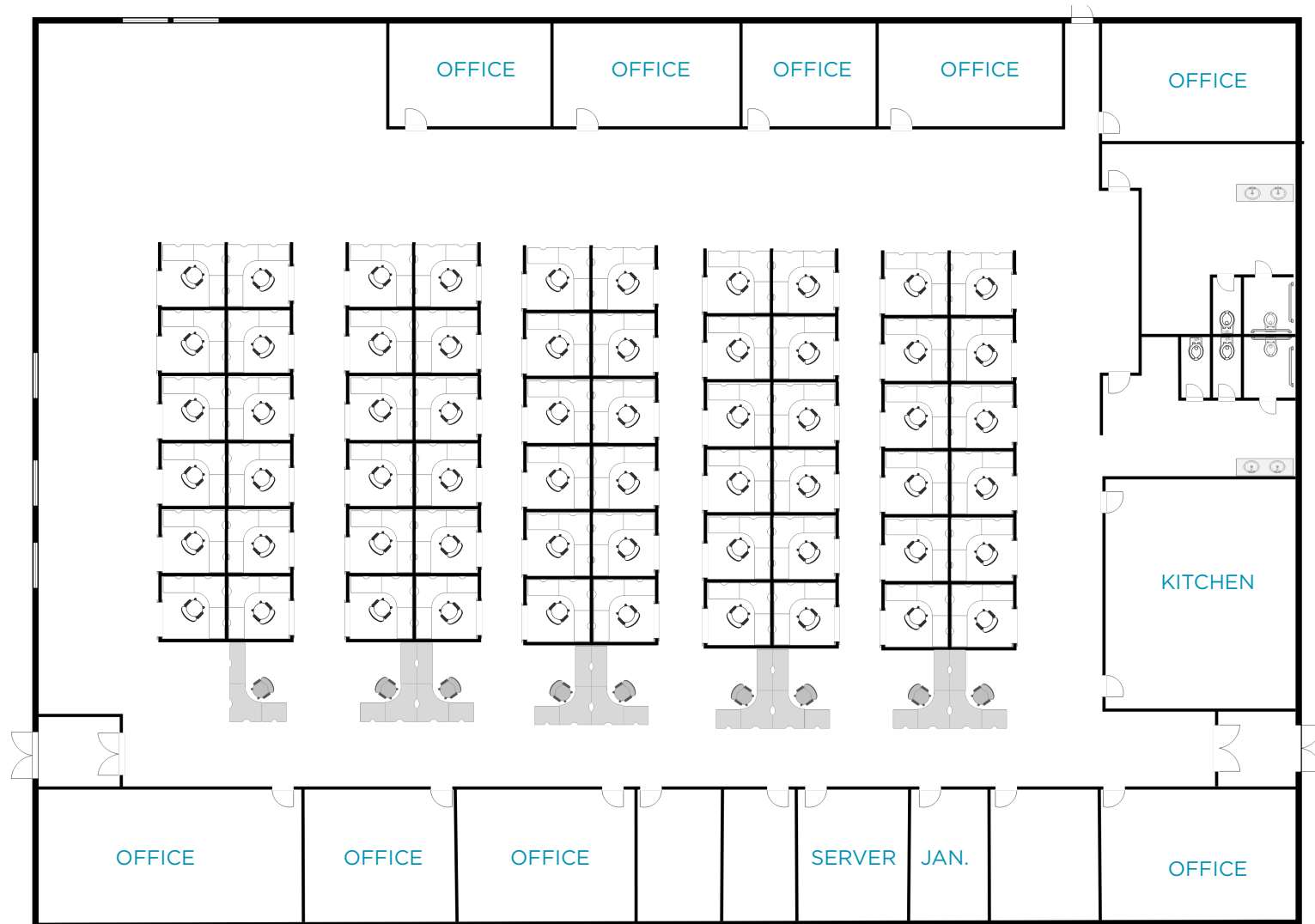
Building Size:	12,000 SF
Land SF/Acres:	±93,792 SF / ±2.15 Acres
Zoning :	GI (General Industrial)
Parcel Number:	10-07-100-105
Asking Price:	\$1,400,000
Price Per SF:	\$116.65
Year Built:	1994
Parking:	8.75/1,000 SF

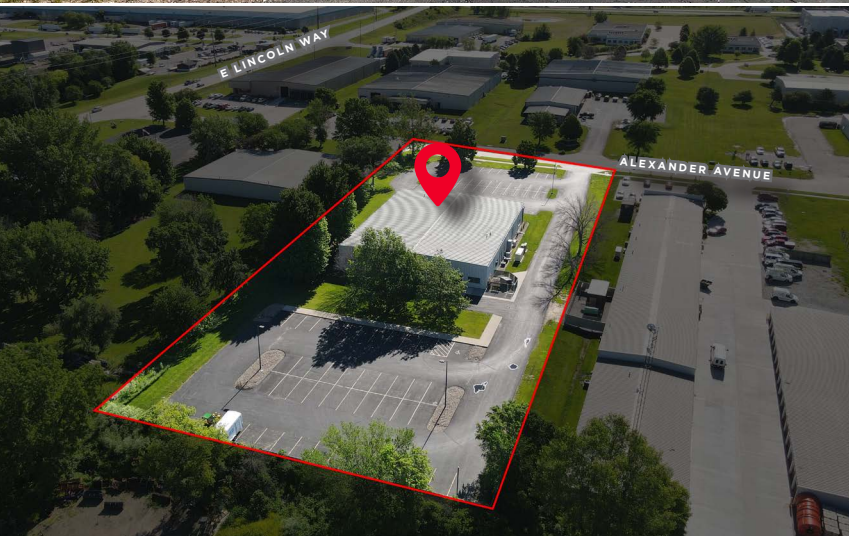
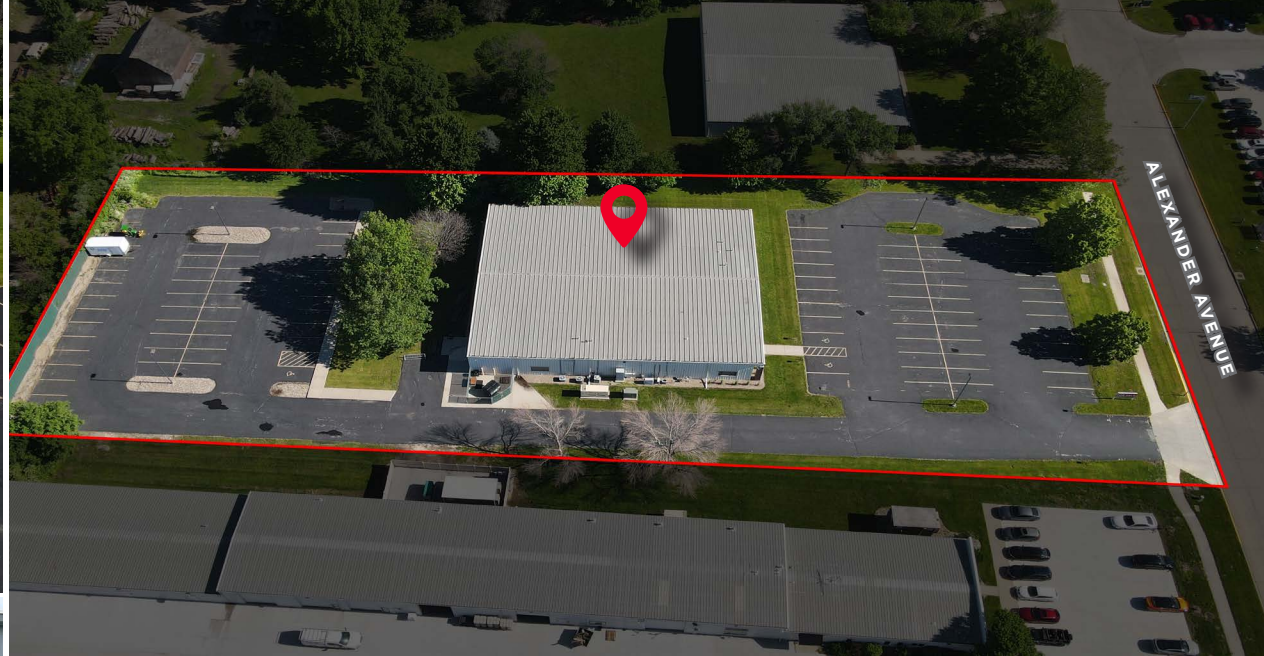


215 ALEXANDER AVENUE

FLOOR PLAN

±12,000 RSF
TOTAL AVAILABLE







215 ALEXANDER AVENUE

AERIAL MAP





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