

# SHOP OR WAREHOUSE FOR LEASE

**149 DALE LEE DRIVE, STE. A, C, D, E  
PALO, IA 52324**



- New Construction Warehouse or Shop
- No HOA fees (Gross Lease)
- 40' x 60' with 16' Ceilings
- 12' x 14' Overhead Door
- 36' ADA Service Door
- Centered Box Floor Drain
- 200 AMP Electrical Service
- Fully Insulated
- Finished Walls and Ceilings
- Suite A and E with bathroom, build out option for Suite C and D
- Gas & Electric: Alliant
- Palo City Water & Sewer
- Contract Trash
- Palo Cooperative Phone, Internet, Cable
- Paved Road and Approach will be completed
- Additional Outside Parking Available
- Minimum Lease of 1 Year
- Landlord will take care of CAM expenses including snow removal, lawn care, and master insurance policy.



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Immediate possession newly constructed commercial shop or warehouse space. 15 minutes from CR with easy access from HWY bypass. 40' x 60' shop with a 12' x 14' overhead door and ADA service door. NO HOA fees. Suite A and E gross lease of \$1,600/month with a bathroom, Suites C and D gross lease of \$1,400 with bathroom stub. Bathrooms can be built out for additional \$200/month. Amenities include full insulation, finished ceiling and walls, 200 AMP electrical service, and a centered box floor drain. Landlord pays for the master insurance policy, lawn care, and snow removal. Tenant pays utilities and trash. Road and approach will be paved. Additional parking opportunity. 1 year lease minimum. Floor plan and lease available.

### OFFERING SUMMARY

- Paved Road and Approach will be completed
- Additional Outside Parking Available
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### PROPERTY HIGHLIGHTS

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- Gas & Electric: Alliant
- Palo City Water & Sewer
- Contract Trash
- Palo Cooperative Phone, Internet, Cable
- Bathroom build out option for Suites B and C

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