

# NEVADA GARAGE PLEX

PLAY • WORK • STORE

**1436 W F Avenue**  
**Nevada, IA**

**AVAILABLE NOW!**



**REMAX PRECISION**

## ***Welcome to Nevada Garage Plex!***

This 24,000sf building is made up of 16 – 1,500sf pre-engineered units with flexible space and ready for you to customize. Each 30' wide x 50' deep unit with French drain includes a 12' x 14' overhead door, 200 amp 3-phase electrical panel; and stubbed for water, sewer, and natural gas. All units are insulated and will be finished off with fireproof demising walls that will be taped, sanded, and ready to paint. Need more space? You can join multiple units to fit your needs. Whether you are looking for a place to operate your business and store your equipment and inventory; space to store your cars, RV, boat, and other seasonal recreation equipment; or a place to set up the perfect entertainment zone, the Garage Plex is the perfect solution. Conveniently located for easy access to all transportation routes.

### **SUMMARY DETAILS**

- 24,000sf total building
- 1,500sf individual units
  - 30' x 50' bay
- Join units together for larger space
- 6" concrete floor
- Stubbed for water, sewer, natural gas
- French drain
- 12' x 14' garage doors
- 200-amp 3-phase electrical panel
- 6" ceiling/4" wall - base insulation package

### **NEW IOWA LISTINGS REAL ESTATE TEAM**

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LICENSED REAL ESTATE AGENTS IN THE STATE OF IOWA



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