



### OFFERING SUMMARY

<b>Available:</b>	(6) 1,650 SF bays
<b>Lease Rate:</b>	\$12.00 SF
<b>Lease Type:</b>	NNN
<b>Year Built:</b>	2021

### PROPERTY OVERVIEW

Discover prime industrial condos available for lease in the Huxley Business Park, conveniently located 2 miles off I-35 and just 20 minutes from both the Ames and Des Moines metro areas. Ideal for contractors, small business owners, and personal storage, these spaces are designed to meet various business needs. Don't miss this opportunity – contact us today to secure your spot!

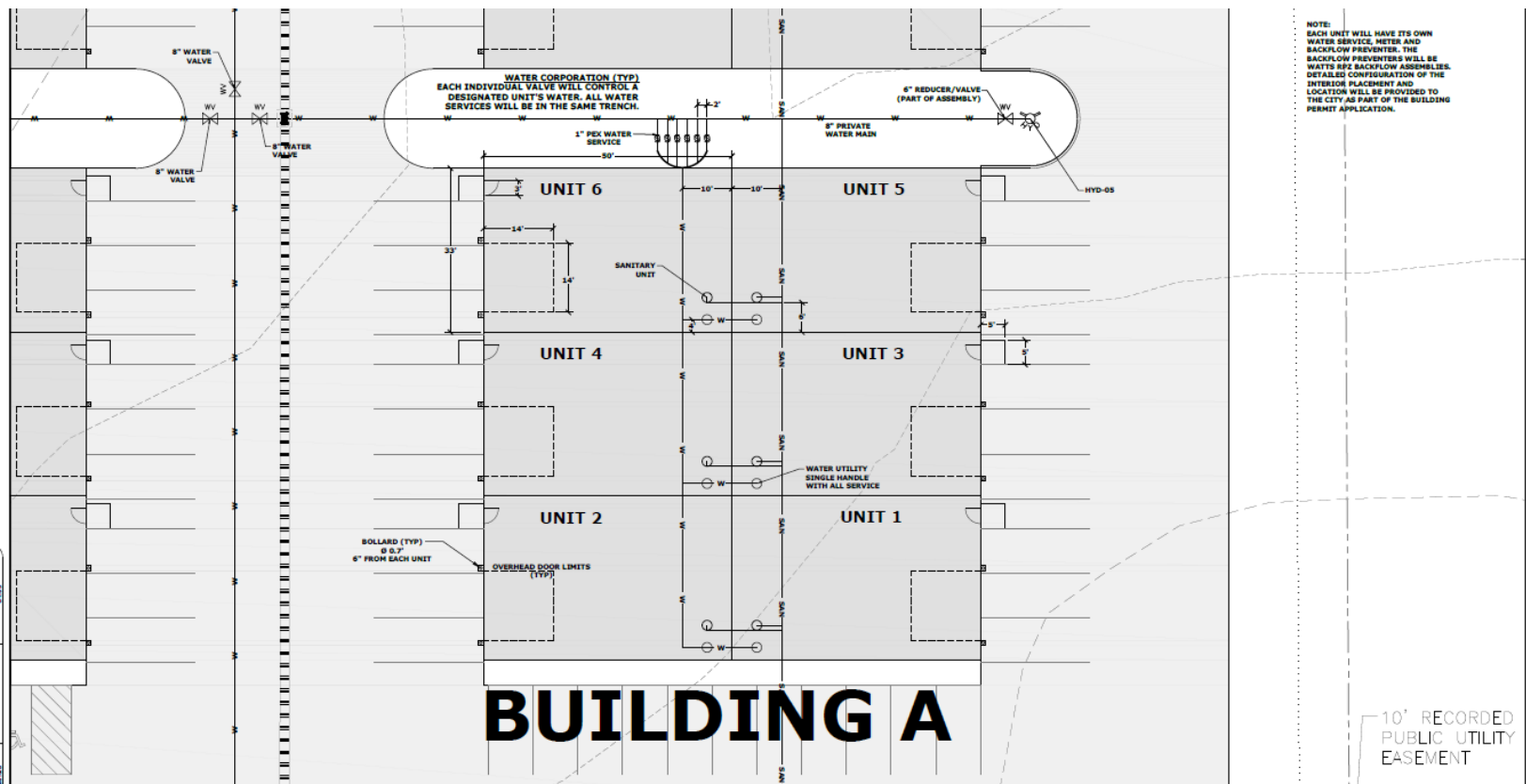
### PROPERTY HIGHLIGHTS

- 6" reinforced concrete
- LED lighting
- 14'x14' OH doors
- Radiant heat
- Roughed in plumbing

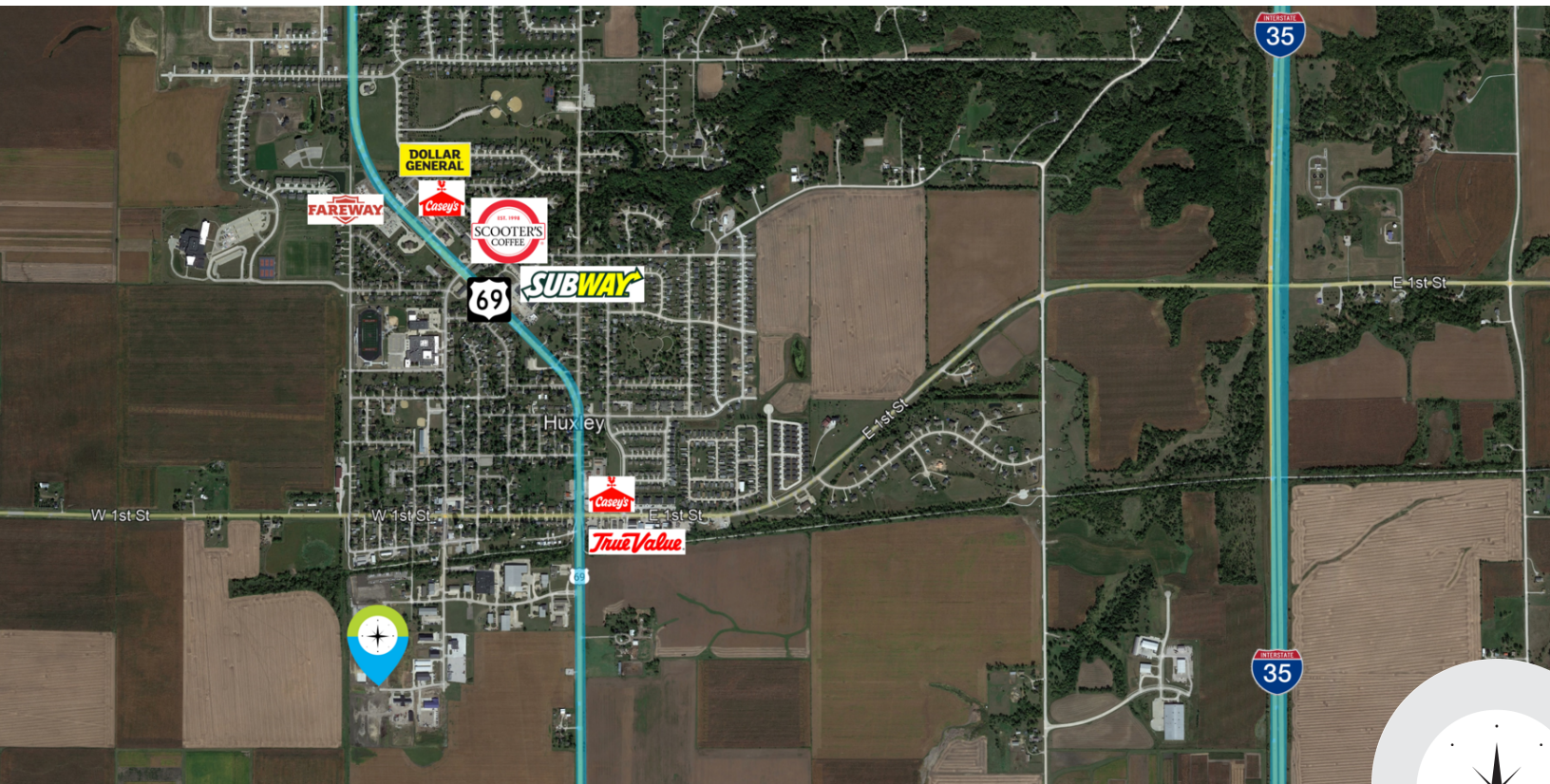
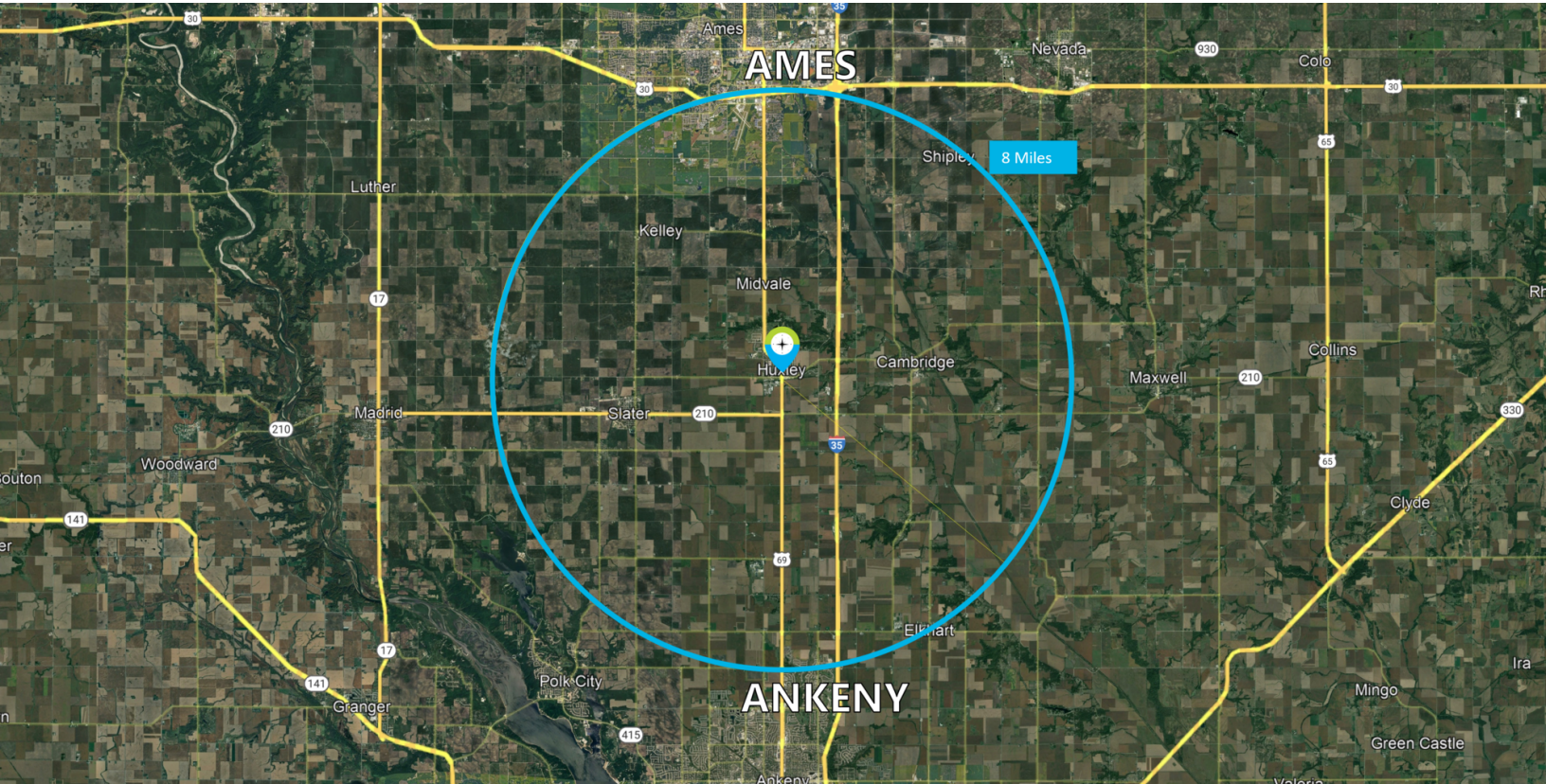
### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	687	3,277	35,020
Total Population	1,848	8,643	92,184
Average HH Income	\$130,144	\$126,885	\$93,197









**LOCATECRE.COM**  
515.750.7500  
5619 NW 86TH ST, #100  
JOHNSTON, IA 50131

**KEITH OLSON, SIOR, CCIM, ALC**  
**PRINCIPAL**  
D 515.750.7500  
C 515.460.0624  
KOLSON@LOCATECRE.COM

