

FOR LEASE

INDUSTRIAL

1,500 - 24,000 SF



1436 W F AVE.

Nevada, Iowa 50201

PROPERTY HIGHLIGHTS

- Spaces from 1500 sf up to 24,000
- Choose from individual bays measuring 30' wide x 50' deep or combine units for a total of 30' wide x 100' deep
- Each bay features a 12' x 14' overhead door, 200 amp 3 phase electrical panel, water/sewer, and natural gas stub
- 6' concrete floor and base insulation package for energy efficiency
- Easy access to major transportation routes
- CAMS estimates \$2.00/SF

PROPERTY DESCRIPTION

This pre-engineered metal building offers a range of unit sizes to perfectly suit your needs from 1500 sf up to 24,000. Flexible layouts with individual bays measuring 30' wide x 50' deep or combine units for a total of 30' wide x 100' deep. Competitive pricing starts at \$210,000 for a 1500 sq. ft. bay, or lease for \$9 NNN. Each bay features a 12' x 14' overhead door, 200 amp 3 phase electrical panel. Bays delivered to tenant stubbed for water, sewer, natural gas. Insulated & fireproof demising walls will be taped, sanded and ready for tenants to paint. Location offers convenient access to major transportation routes.

OFFERING SUMMARY

Available SF	1,500 - 24,000 SF
Lease Rate	\$9.00 SF/yr (NNN)
Lot Size	2.23 Acres
Building Size	24,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,596	\$78,158
3 Miles	5,980	\$88,941
5 Miles	8,016	\$84,051

For more Information
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FRIEDRICH

IOWARealty

-Welcome Home!

515-232-6175

100 6th St.

Ames, IA 50010

www.greatiowahomes.com



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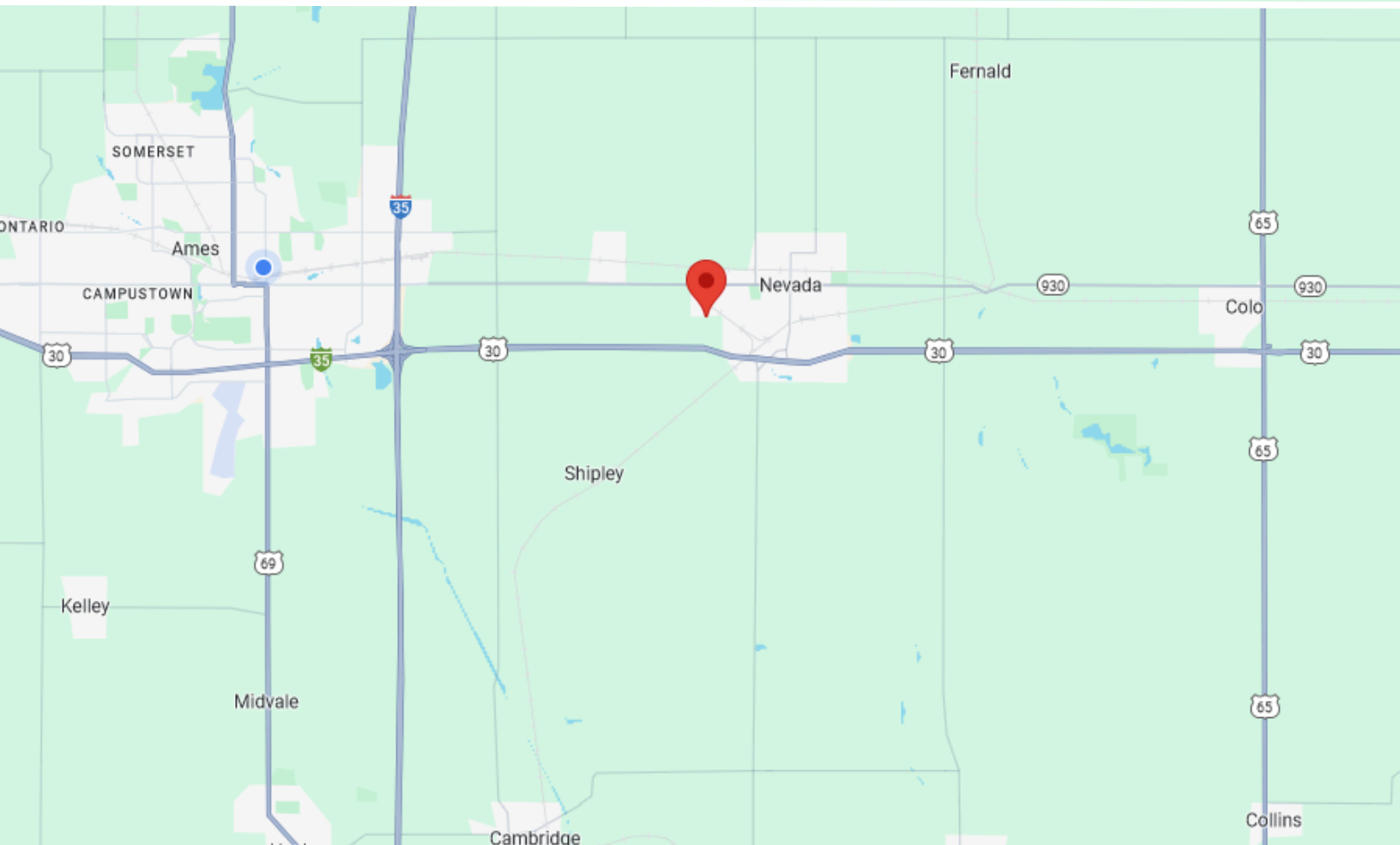
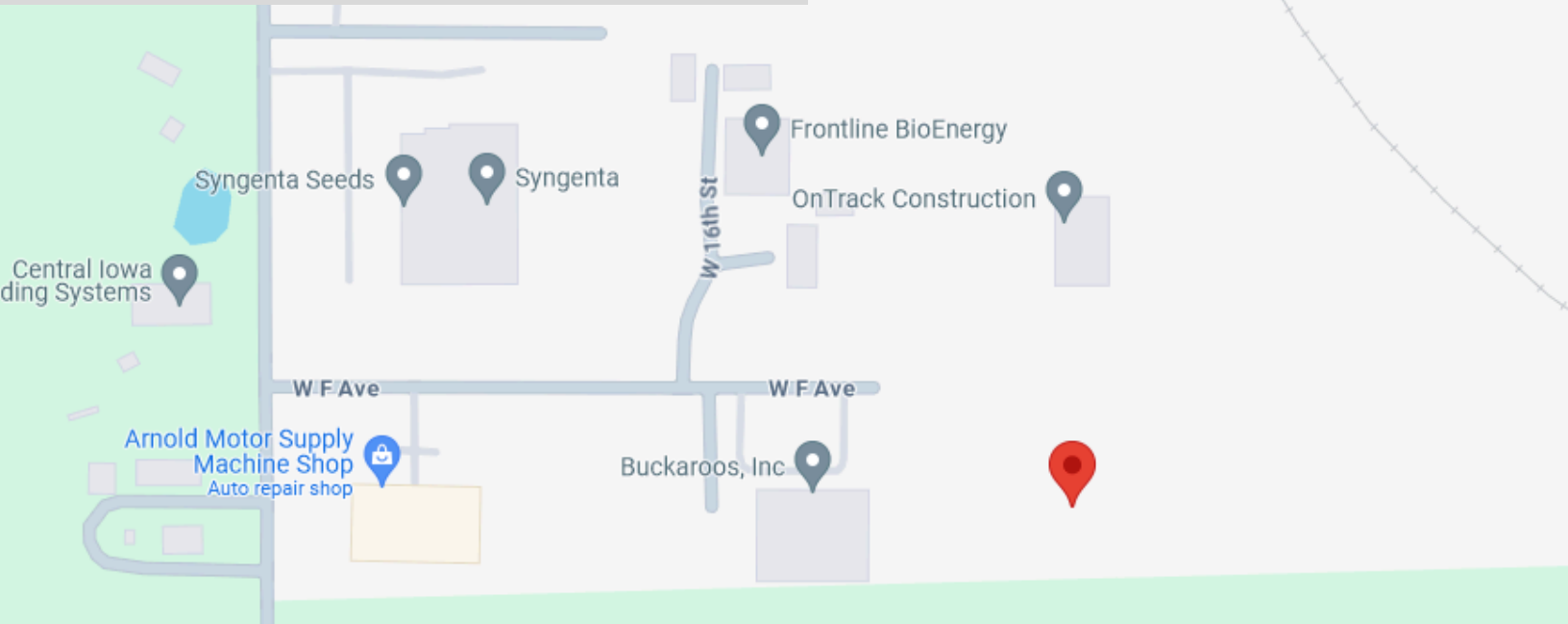
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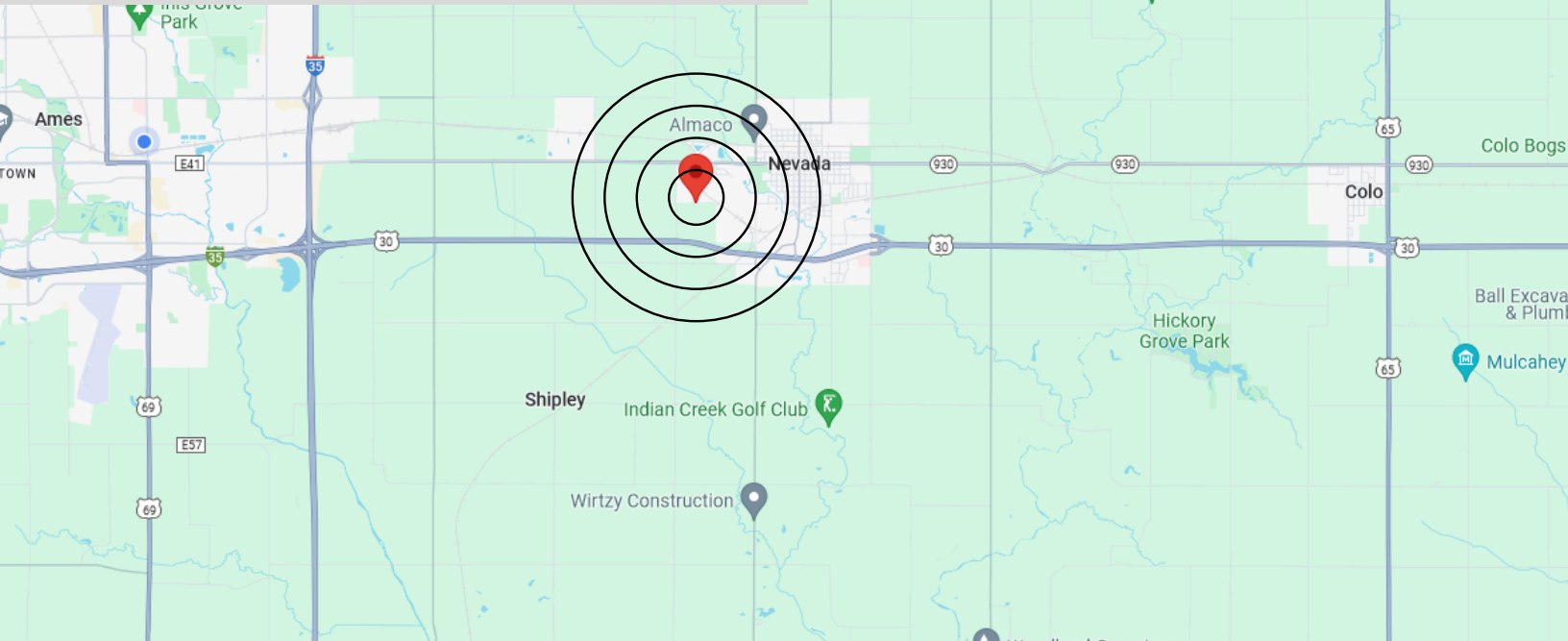
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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	1,596	5,980	8,016
MEDIAN AGE	42.2	39.0	39.5
MEDIAN AGE (MALE)	41.4	36.1	35.6
MEDIAN AGE (FEMALE)	44.9	43.2	44.4

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1720	2,749	3,756
# OF PERSONS PER HH	2.2	2.2	2.1
AVERAGE HH INCOME	\$78,158	\$88,941	\$84,051
AVERAGE HOUSE VALUE	\$167,614	\$155,985	\$161,600

Race	1 Mile	3 Miles	5 Miles
% WHITE	99.3%	93.9%	94.8%
% BLACK	0.1%	0.2%	0.3%
% ASIAN	0.2%	0.5%	0.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	0.4%	5.3%	4.3%

Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	1.9%	6.9%	6.5%

* Demographic data derived from 2020 ACS - US Census



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