

255 NW SUNRISE DR

waukee, iowa

MAJOR PRICE REDUCTION ON A
GREAT FLEX OPPORTUNITY

\$2,950,000



CBRE



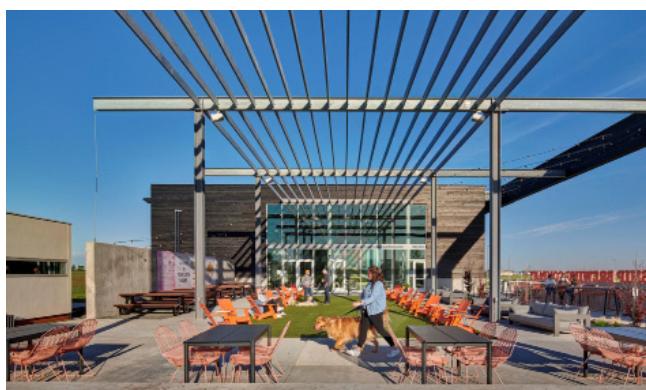
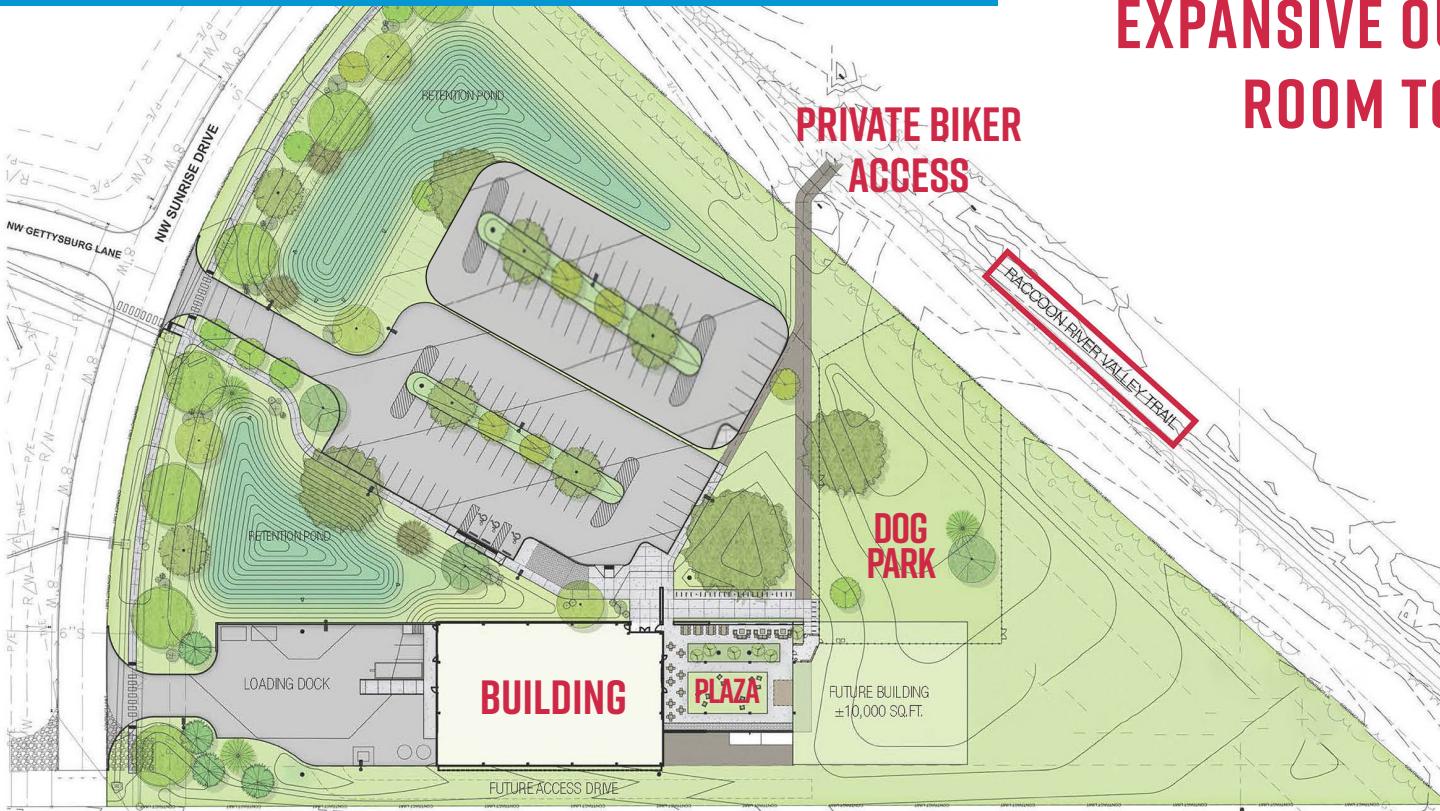
PROPERTY OVERVIEW

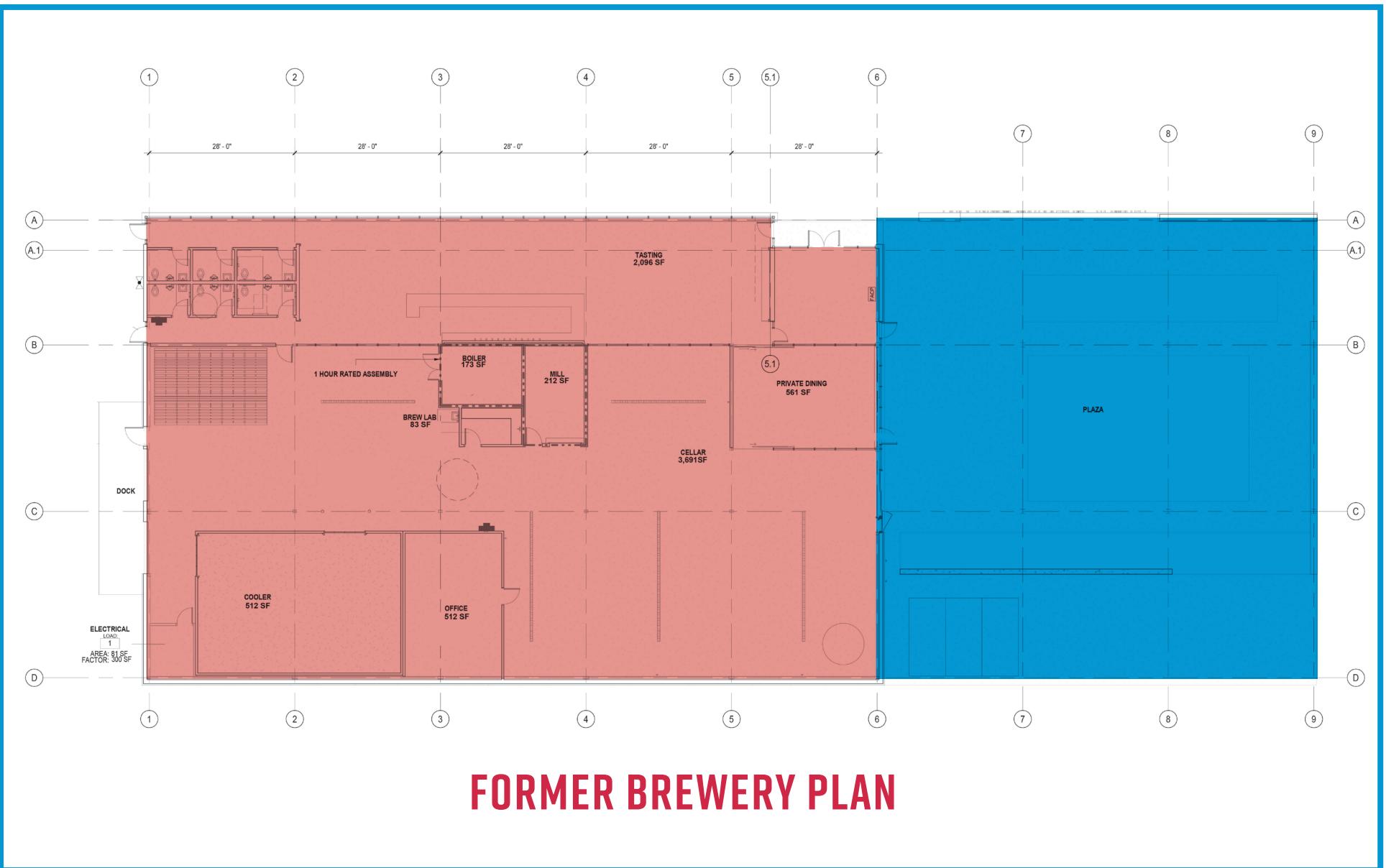
Building Square Feet	12,180 Square Feet
Land	5.95 Acres
Sale Price	\$2,950,000 Major Price Reduction!
Parking	156 existing parking stalls
Building exterior has no paint finish to minimize future maintenance costs	
Surrounded by a large outdoor patio and 1/2 acre dog park	
Received the 2022 AIA Iowa Excellence in Design Merit Award	

The award-winning building is situated on the Raccoon River Valley Bike Trail, near Triumph Park & just off Hickman Road adjacent to many new housing developments. The large site and existing parking improvements provide an ideal opportunity for a company to expand the building in the future. The site also features a staging and loading area with two dock doors a loading ramp.

AMENITY DETAILS

ADJACENT TO BIKE TRAIL
1/2 ACRE DOG PARK
EXPANSIVE OUTDOOR PLAZA
ROOM TO EXPAND



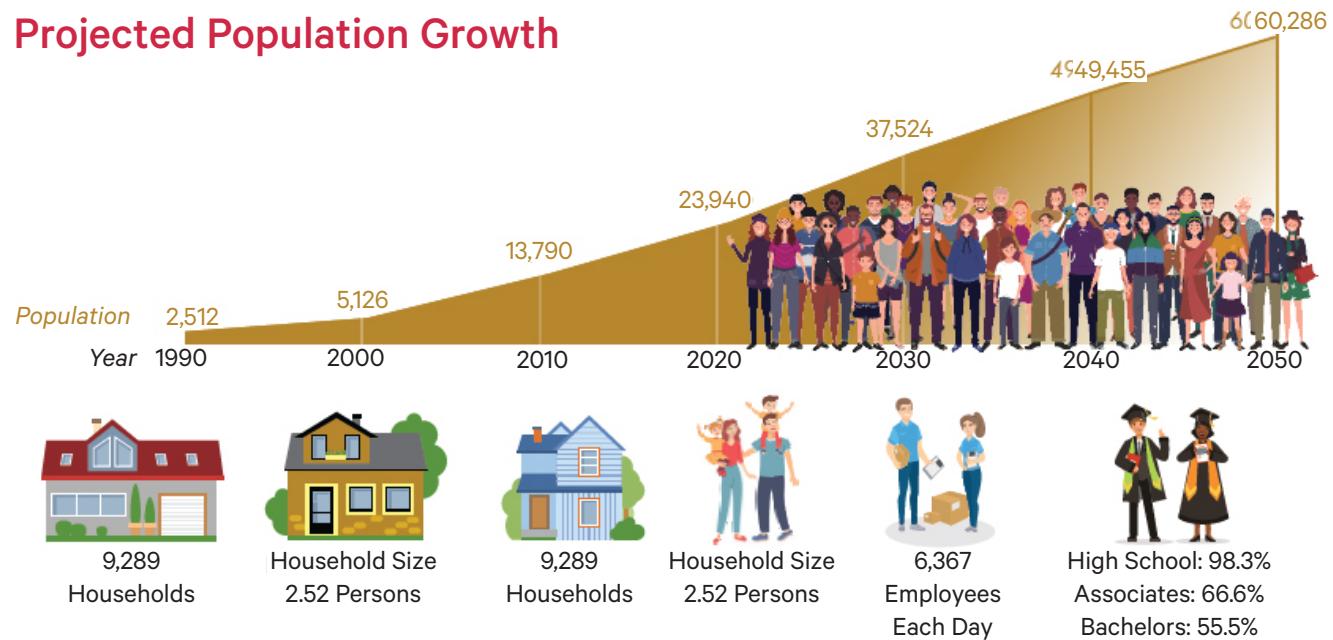


LOCATION



OPPORTUNITY IN WAUKEE

Projected Population Growth



Source: City of Waukee Economic Development

Within 1 Mile

1,325 Students at Northwest High School

2,081 Student population at Waukee Middle School



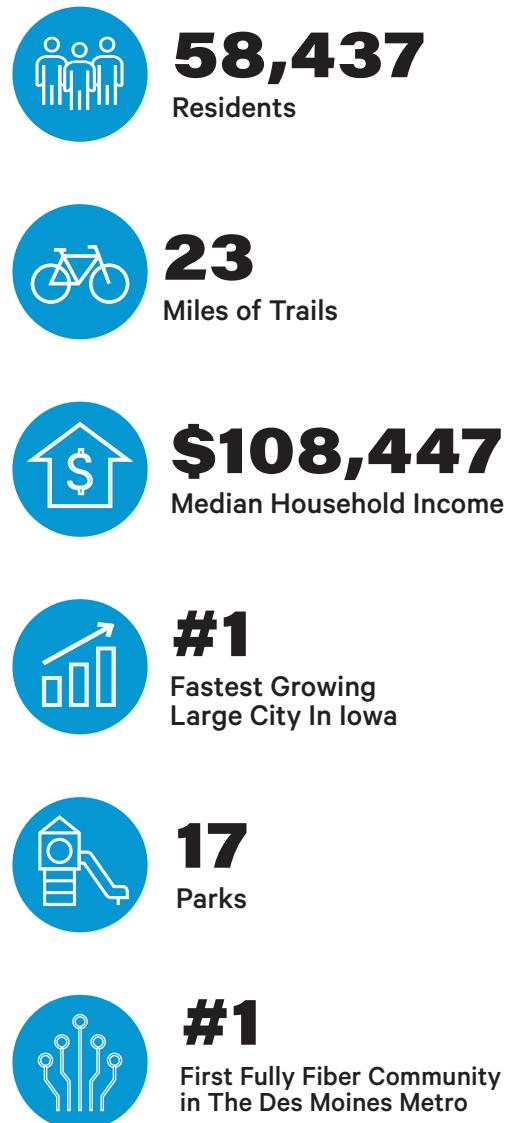
The **66-acre** Triumph Park includes many park amenities, including the Greater Iowa Credit Union Miracle League® Field, **12 softball/baseball fields** for local and large traveling tournament use, **15,000-square-foot** EPIC Inclusive Playground, and **11-acre pond** with accessible fishing pier.

Natatorium Scheduled to Open in 2024

The **61,000-square-foot, \$33 million building** will hold two pools — one 50-meters by 25-yards and the other a four-lane, 25-yard pool. The larger pool will be suited for competitions and diving while the smaller pool will primarily be used for extracurricular use, such as swim lessons and other programming.

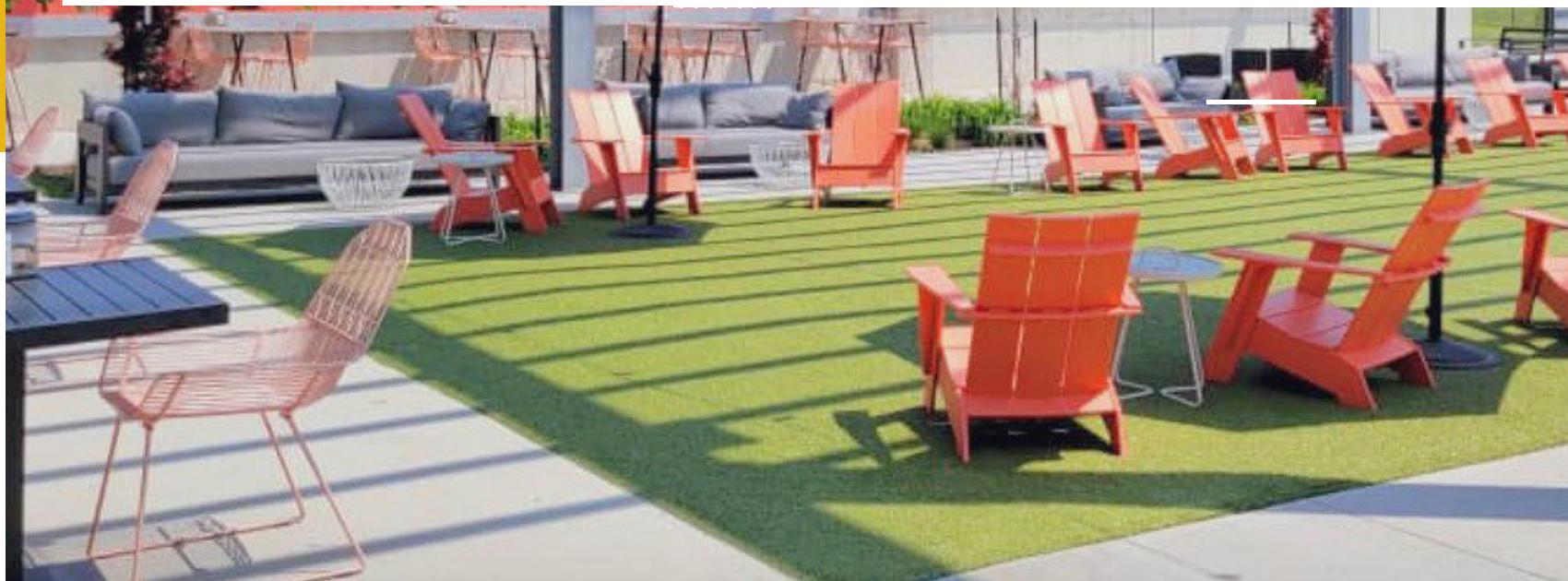


2023 Demographics



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