



FLEX/INDUSTRIAL WAREHOUSE

For Sale or Lease

**2826
HYATT CIRCLE
AMES, IOWA**

Jones Lang LaSalle
Americas, Inc.
License #:
CO508577000

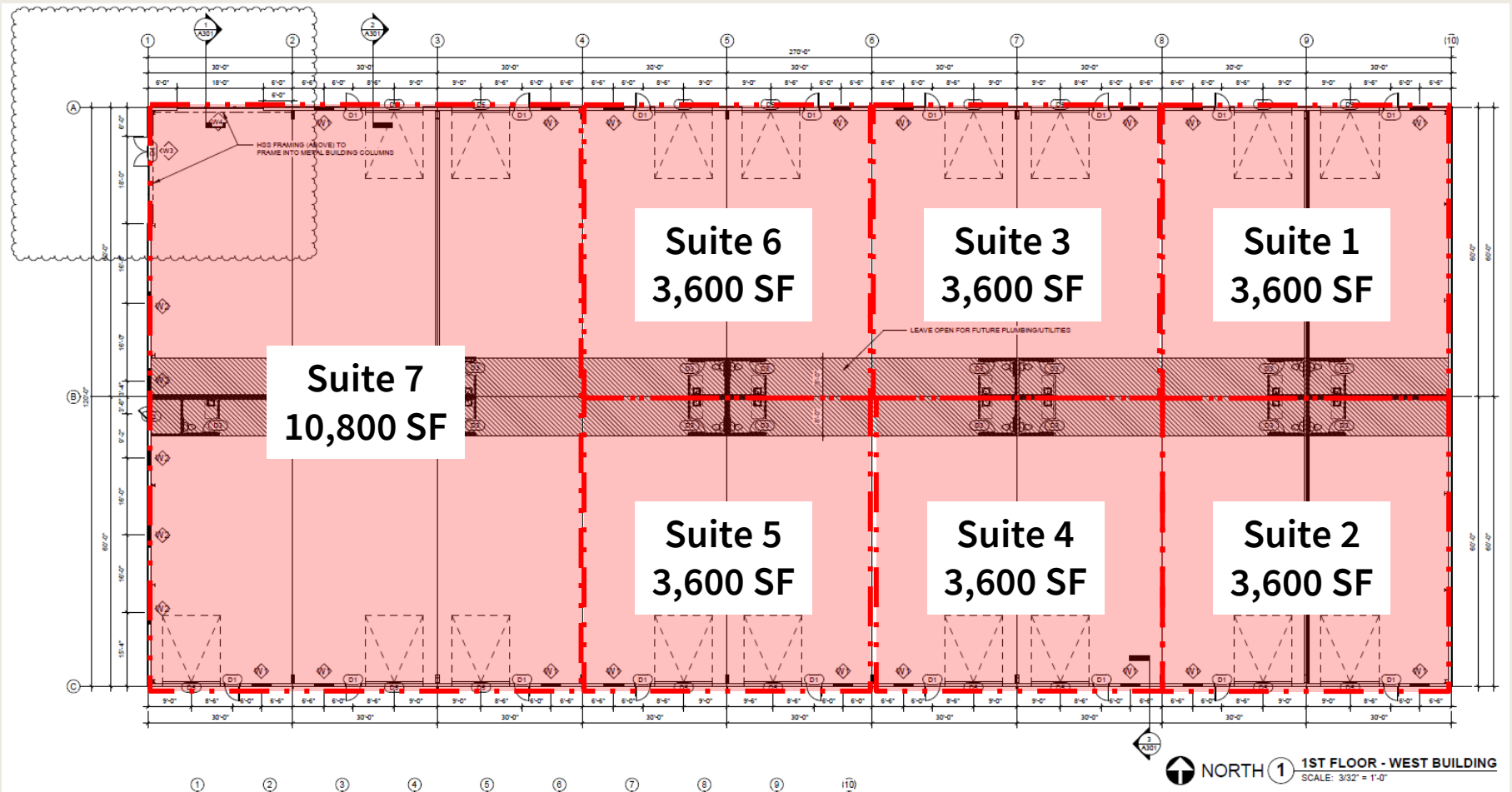


Contractor Bays

Lease Rate: \$4,000/month Modified Gross
Square Footage: 3,600 SF Bays (60' x 60')

- Bays can be increased in size by 1,800 SF increments
- 19' - 21' Clear Heights
- Reznor Heat
- 3 phase 200 Amp Panel
- 1 restroom per bay
- 2 drive-in doors per bay (12' W x 14' T)

Potential Layout



Large bay users

Sale price: \$3,726,000 (\$115 PSF; Full Building)

Lease Rate: \$9.00 NNN

Operating Expense Est: \$3.75 PSF

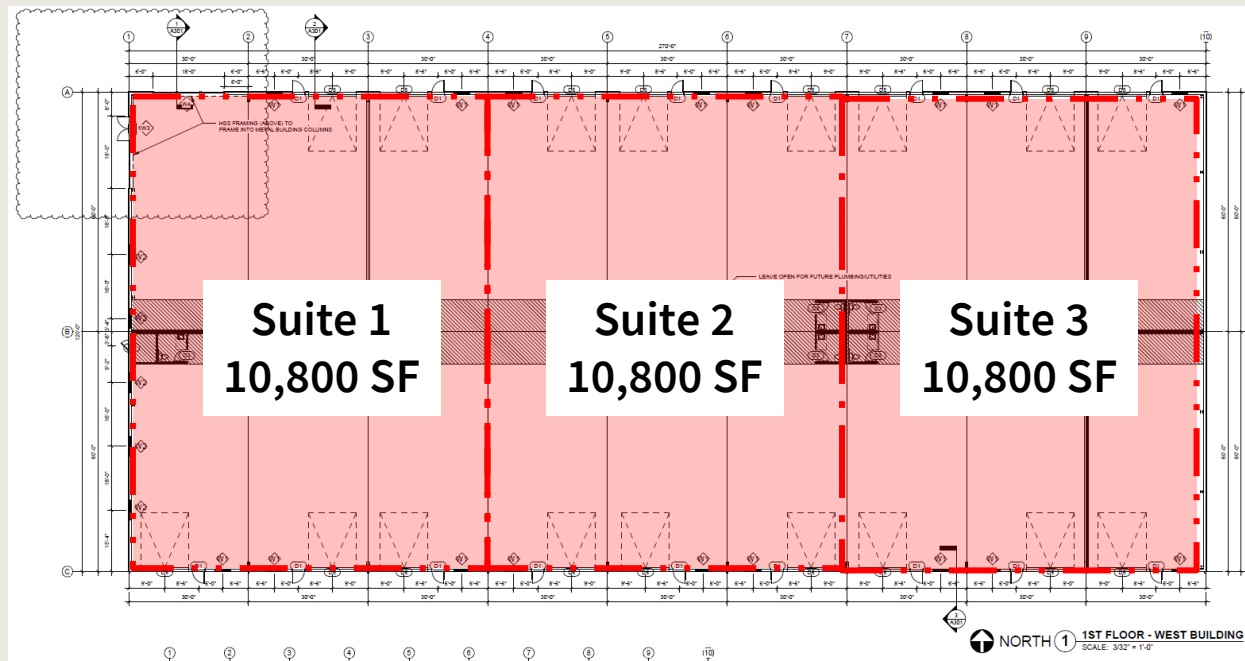
Square Footage: 10,800 - 32,400 SF

Bays can be increased in size by 1,800 SF increments

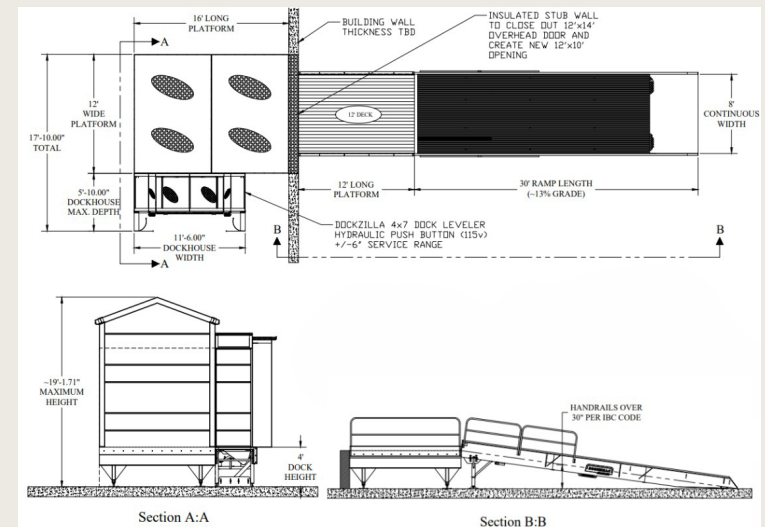
- 19' - 21' Clear Heights
- Reznor Heat
- 3 phase 200 Amp Panel
- Ability to add a dock door
- Landlord will provide a tenant improvement allowance for qualified tenants to build out the space to meet their desired specifications

Convenient location near Interstate 35 and Highway 30. Ample on-site parking that can be expanded if needed.

Potential Layout



FUTURE DOCK PLAN



PROPERTY OVERVIEW



Overhead doors:
12'x14'



Clear height: 19'-21'



Power: 3-phase 200
amp panel per bay



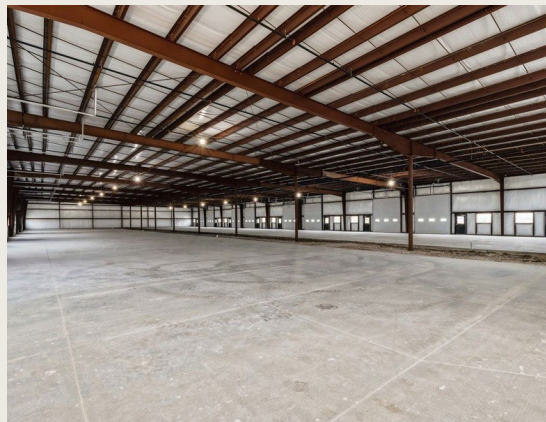
Lighting: LED Lighting



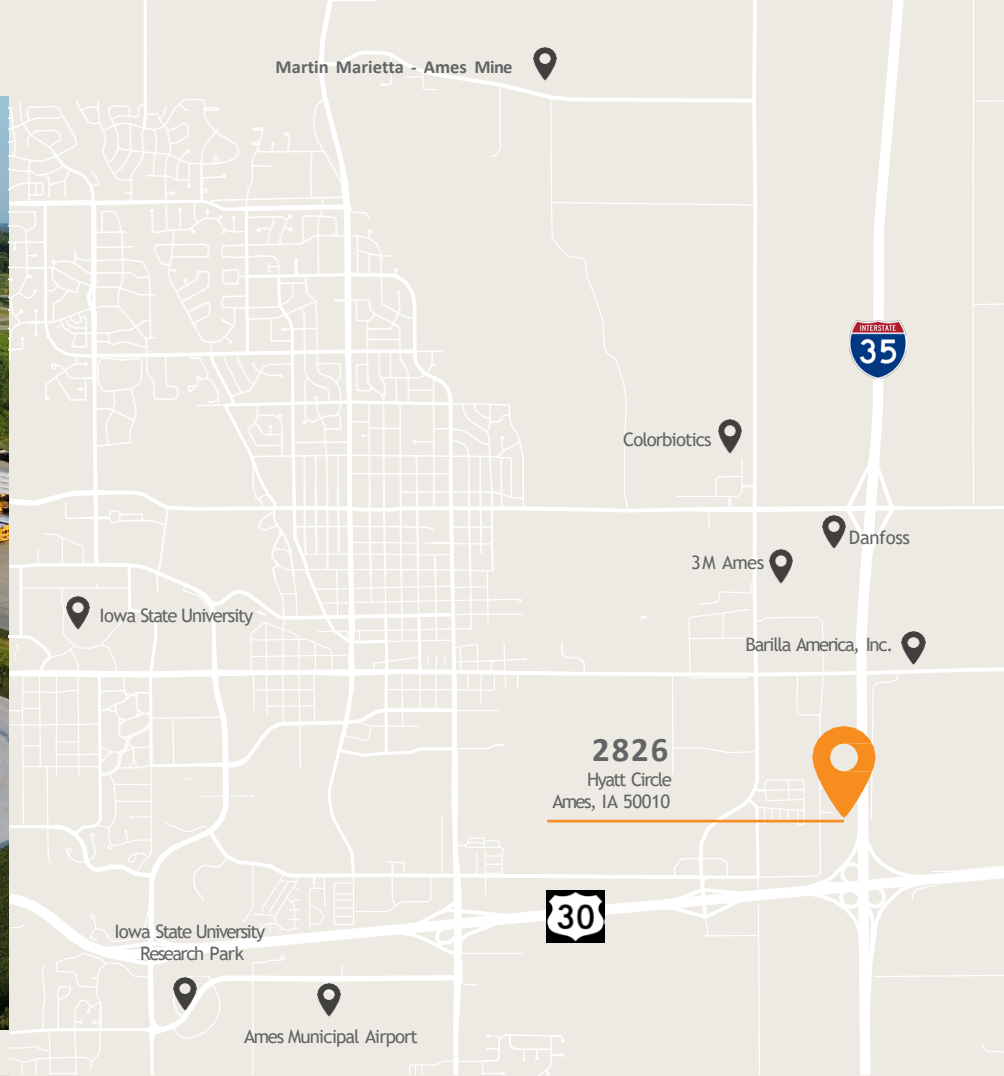
Heating: Reznor



Parking: Ability for
100+ parking stalls



2826 HYATT CIRCLE



Marcus R. Pitts, CCIM, SIOR
Senior Managing Director
+1 515 556 4727
marcus.pitts@jll.com

Austin Hedstrom, SIOR
Executive Vice President
+1 515 414 1767
austin.hedstrom@jll.com

Tanner Hedstrom
Vice President
+1 515 745 2734
tanner.hedstrom@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023 Jones Lang LaSalle IP, Inc. All rights reserved.

For Sale or Lease

2826

HYATT CIRCLE
AMES, IOWA