

FOR LEASE
2,667 - 5,334 SF AVAILABLE

**6250 NW
BEAVER DR**
JOHNSTON, IA 50131

\$8.60 PSF NNN

**FIRST MONTH
RENT FREE +
COMMISSION
INCENTIVE**



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

PROPERTY FEATURES

Commission Incentive

A 4% commission on the net lease value will be paid to the tenant's representative broker for any lease executed by January 31st, 2026



Property Highlights

- 3 dock-high doors
- 1 secure drive-in door
- 24' warehouse ceiling height
- Flexibility to support a range of uses — production, light assembly, e-commerce, delivery staging, etc.
- Combination of warehouse and office finish
- Existing mezzanine office and storage space at no additional charge
- Opportunity for tenant improvements based on lease term and tenant credit.

Site & Access Advantages

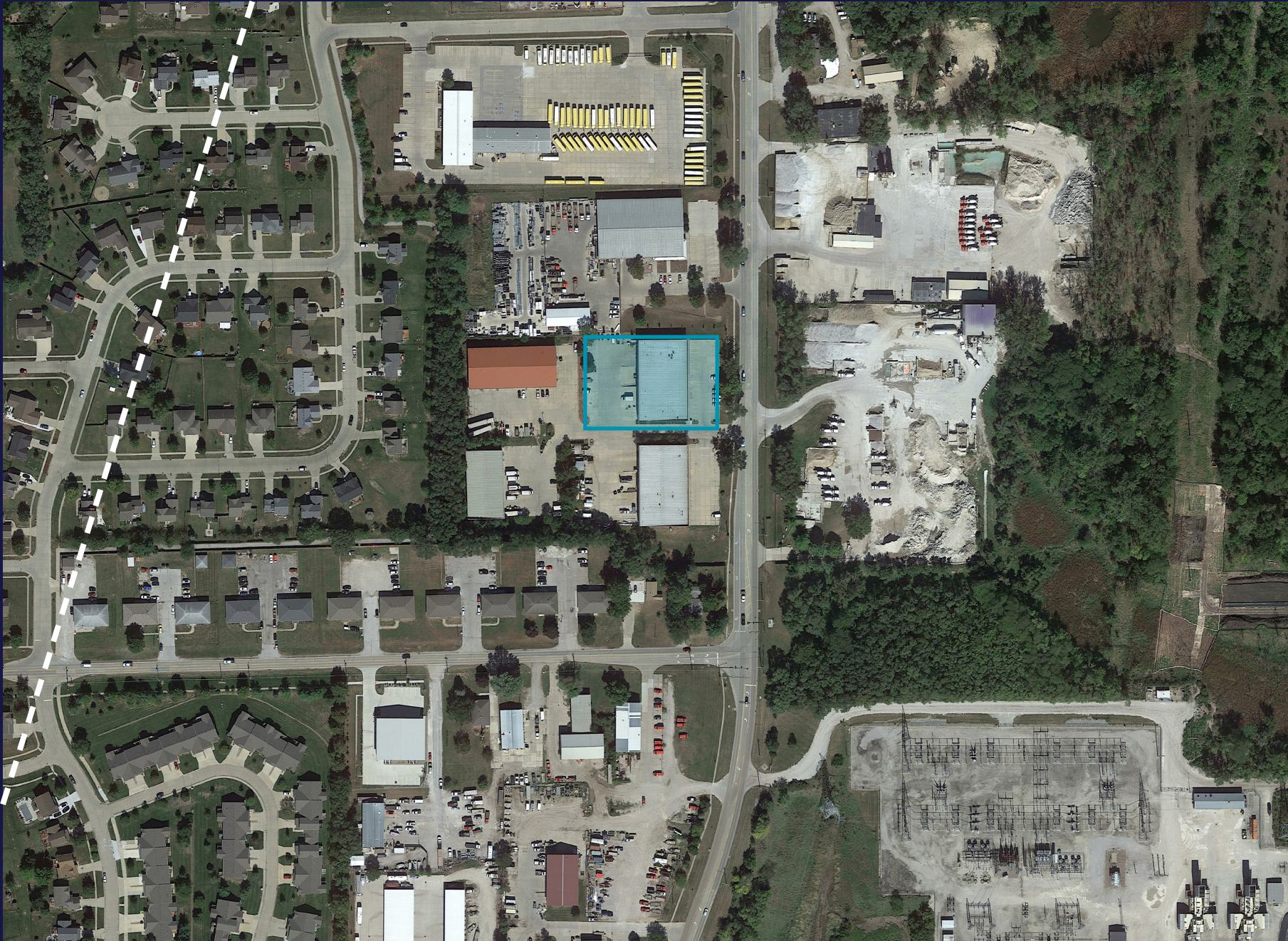
- Located within a well-positioned industrial corridor in Johnston, minutes from major arterials and I-80/35 access.
- Monument and building signage available to increase brand visibility.
- Outside Storage Available

Operational & Utility Features

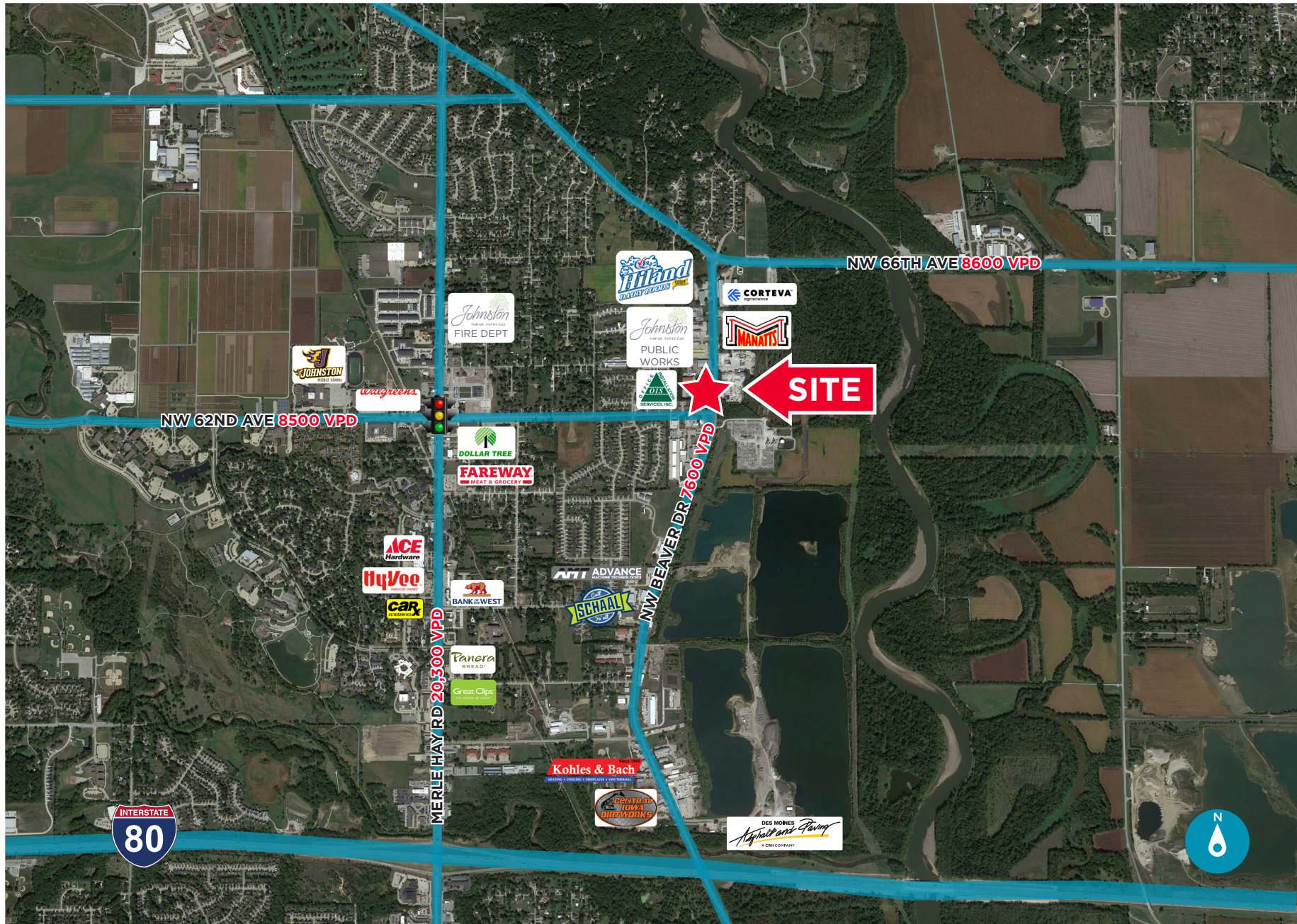
- 208/240V 3-phase power
- Zoned M-1 Light Industrial
- Flexible lease terms in a well-maintained, multi-tenant industrial building.
- Competitively priced for the Johnston market with options to tailor rentable square footage.
- Strong submarket fundamentals with access to labor, transportation routes, and nearby industrial amenities.



SITE PLAN



AREA MAP





CONTACT

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