

# SHOPS OR WAREHOUSE SPACE FOR LEASE

9663 230th Avenue  
Anamosa, IA



- 2.97 Acre Secure Commercial Complex
- North of Hwy 151/Hwy 1 Interchange
- North of Casey's Convenience Store offering diesel, gas and truck wash.
- Mechanical/storage room
- ECG Constructed
- ECG Solar Powered
- Climate controlled
- Secure property, fence and gates 24/7 access
- On site property manager
- Keypad door & FOB access
- Office & Shop Service Doors
- 20' Tall Walls
- 120v and 240v Outlets
- 2 Main building 9'x10' loading docks and fork truck use access
- Back up generator power to all buildings

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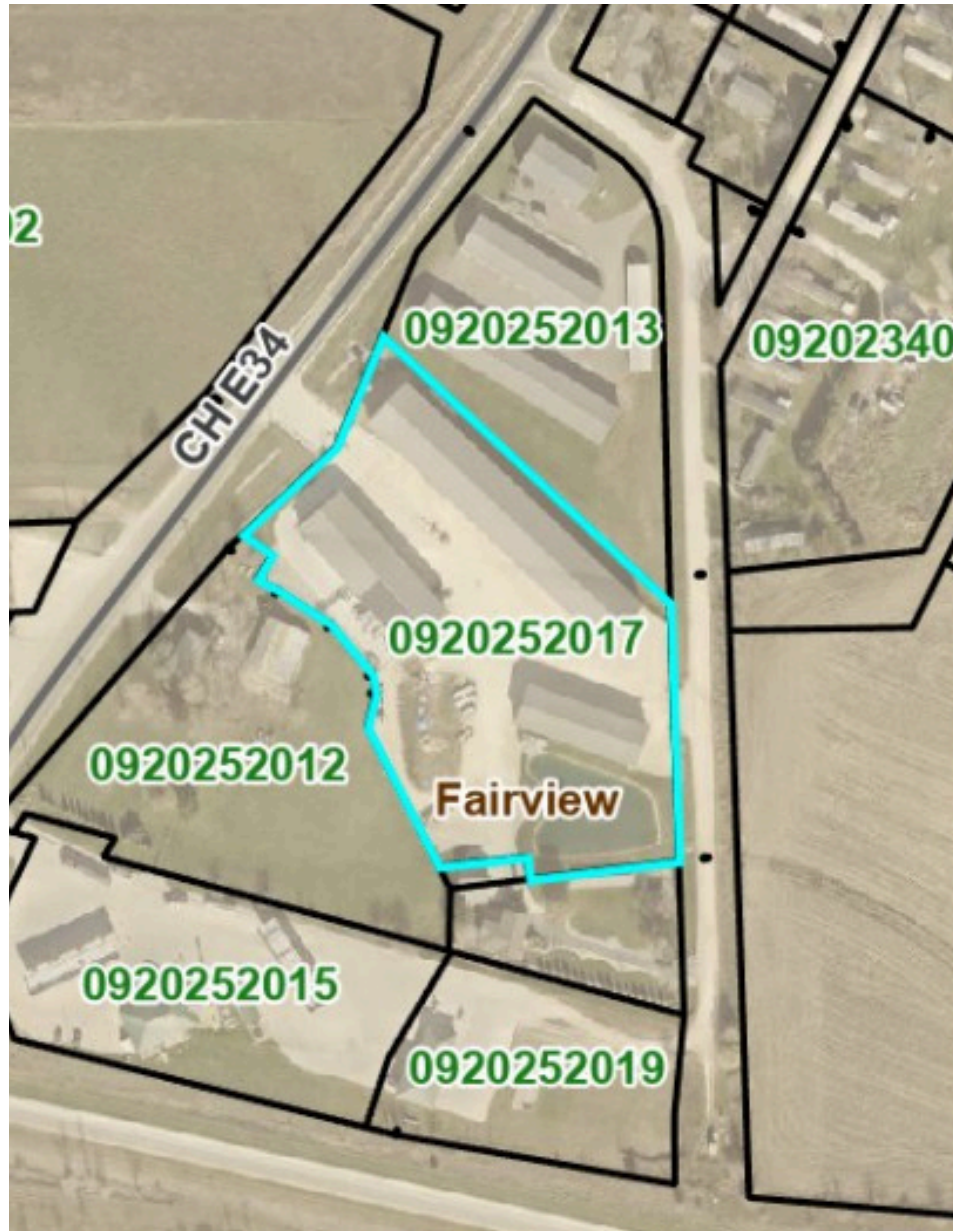


Commercial warehouse, storage, or multi-purpose shops with office and bathroom. Immediate possession and located in a commercial complex North of the Hwy 151/Hwy 1 Interchange and Casey's Convenience Store with diesel, gas and truck wash. Newly constructed in 2020, approximately 60' deep commercial space with an 18' x 18' overhead door powered with remote. Amenities include keypad door access, climate controlled shop to office heating. Key fob and service door access to the shop and office. 120v and 240v outlets, mechanical/storage room, fire/smoke detection system, fiber internet, shop utility sink, floor trough drain, overhead lighting. Benefits of the commercial park include access of 2 main building loading docks with 9' x 10' doors and fork truck use. Secure property with cameras, fencing, and access gate and an on-site property manager. Seller paid NNN and CAM includes exterior insurance, proportionate real estate tax, sewer, water, garbage (incinerator), snow removal, lawn and grounds, common area utilities, management fee and security. 2 year lease minimum. LP gas and discounted electricity separately metered and billed quarterly. ECG Solar electricity provided with back up power for no down time during power outages. Additional climate controlled storage options, sizes vary.

## PROPERTY HIGHLIGHTS

- **Fire/smoke detection system**
- **Security Cameras**
- **Overhead Lighting**
- **Shop Utility Sink**
- **Oversized Shop Fan**
- **Floor Trough Drain**
- **Seller paid NNN and CAM include exterior building insurance, proportionate taxes, sewer, water, garbage (incinerator), snow removal, lawn and grounds, common area utilities, management fees and security.**
- **Tenant to provide internet, cable, phone service, if applicable.**
- **LP Gas & Electricity separately metered and billed quarterly.**
- **Daily parcel and freight services to property**
- **Wash pad on site for vehicles and equipment**
- **Storage units available on site**
- **Outside parking for trailers/ equipment available**





Suite 1-  
4,140 Sq Ft  
\$3,000/Month gross lease  
480 sq ft finished office space with ½ bath  
and 480 sq ft lofted mezzanine for storage  
or future office finish  
5 year lease- \$2,850/Month  
12 Windows/Transoms

Suite 3-  
2,869 Sq Ft  
\$2,078/Month gross lease  
480 sq ft finished office space with ½ bath  
and 480 sq ft lofted mezzanine for storage  
or future office finish  
5 year lease- \$1,978/Month  
3 Windows/Transoms