

**WAREHOUSE CONDOS
FRONTIER AVENUE WAREHOUSE
1035 SE FRONTIER AVENUE
WAUKEE, IOWA 50263**

**FOR SALE
FOR LEASE**



PROPERTY FEATURES

- ◆ 2,021 - 14,147 SF Warehouse Condos For Lease or For Sale
- ◆ Lease Rate: \$12.00 PSF NNN
- ◆ Sale Prices Range From: \$333,465 to \$2,334,255 (\$165 PSF)
- ◆ Steel with Brick Accent Construction
- ◆ Storefront Windows
- ◆ Construction Completed Fall 2025
- ◆ Typical Bay Spacing 23-5' Width (Center to Center of Demising Wall) by 86' Length
- ◆ All Utilities are Separately Metered

◆ **Each Bay Includes:**

- Steel Insulated Walls
- 6" Concrete Interior Reinforced Floors
- 14' x 14' Insulated Overhead Door with Opener
- 20' Clear Height Front Eve; 25' Clear Height Rear Eve
- Reznor Heater
- Floor Drain
- Fire Sprinkler System
- 100 Amp/3 Phase 120/208V Electric
- 3 LED Highbay Fixtures
- 3/4" Conduit for Fiber/Communication/Fiber
- Steel Stud, 1 HR Fire Rating Demising Walls
- Restroom Stack with Water Line
- Fire Alarm System with Life Safety Devices

CONTACT US

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3035 99th Street
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Updated 10/23/2025

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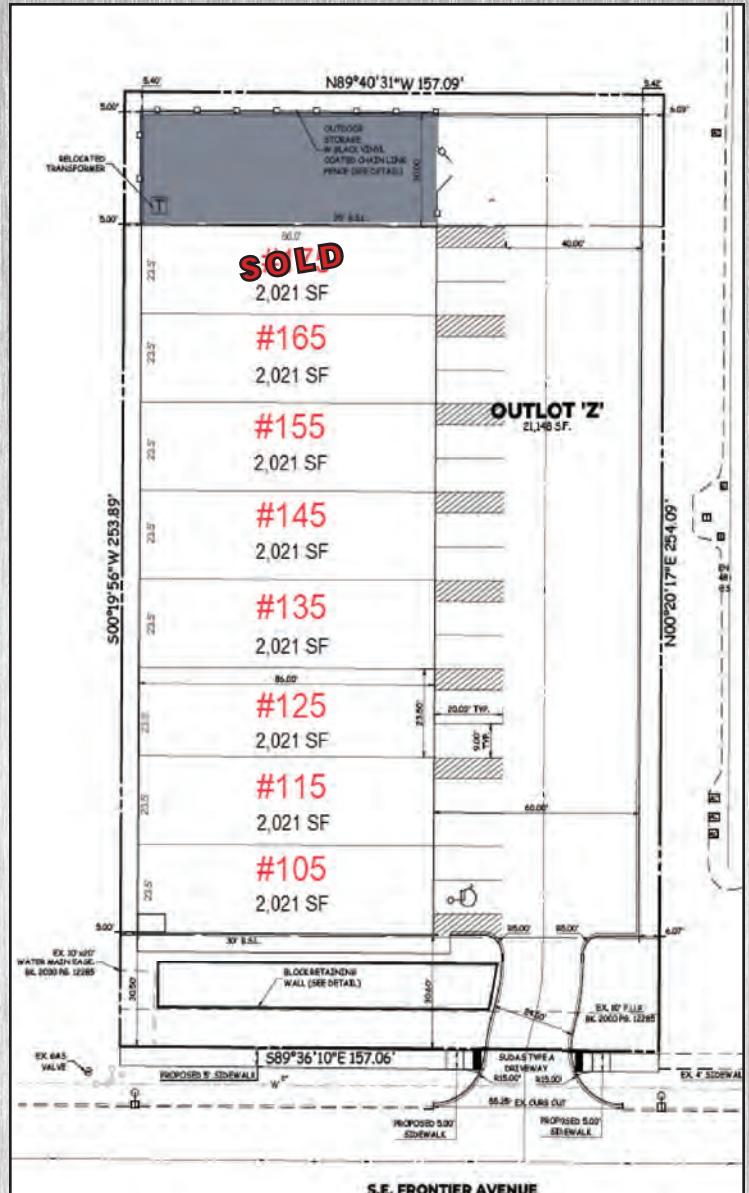
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FOR SALE FOR LEASE

BAY	SF	PRICE	COMMENTS
105	2,021	\$333,465	Includes 1 Overhead Door
115	2,021	\$333,465	Includes 1 Overhead Door
125	2,021	\$333,465	Includes 1 Overhead Door
135	2,021	\$333,465	Includes 1 Overhead Door
145	2,021	\$333,465	Includes 1 Overhead Door
155	2,021	\$333,465	Includes 1 Overhead Door
165	2,021	\$333,465	Includes 1 Overhead Door
175	SOLD	SOLD	Includes 1 Overhead Door
TOTAL*	14,147	\$2,334,255	Includes 9 Overhead Doors

Bays can be combined tot total up to 14,147 SF.



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