

# 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 Eave; 25' Clear Height Rear Eave
- 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

**REID TAMISIEA**

Agent



515.721.9115 (c)



reid@cdmres.com



**CDM**<sup>®</sup>  
**REAL ESTATE**  
— SERVICES —

BUY ♦ SELL ♦ LEASE ♦ DEVELOP ♦ MANAGE ♦ CONSULT

3035 99th Street, Urbandale, Iowa 50322 | [www.cdmres.com](http://www.cdmres.com)



# WAREHOUSE CONDOS

## FRONTIER AVENUE WAREHOUSE

1035 SE FRONTIER AVENUE  
WAUKEE, IOWA 50263

**FOR SALE  
FOR LEASE**



**CDM**<sup>®</sup>  
REAL ESTATE  
SERVICES



3035 99th Street  
Urbandale, Iowa 50322



515.901.3403

PAGE 2

[www.cdmres.com](http://www.cdmres.com)

Updated 10/23/2025

2025 Platinum Real Estate, LLC d/b/a CDM Real Estate Services. We obtained the information herein from the Property Owner or other sources we believe to be reliable however it is not verified or warranted to its accuracy and may change or be updated without notice. Property Owner | Seller | Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Images herein are property of the Property Owner or Listing Agent. Use of these images are restricted without the proper approval from the Property Owner and/or Listing Agent.



# WAREHOUSE CONDOS

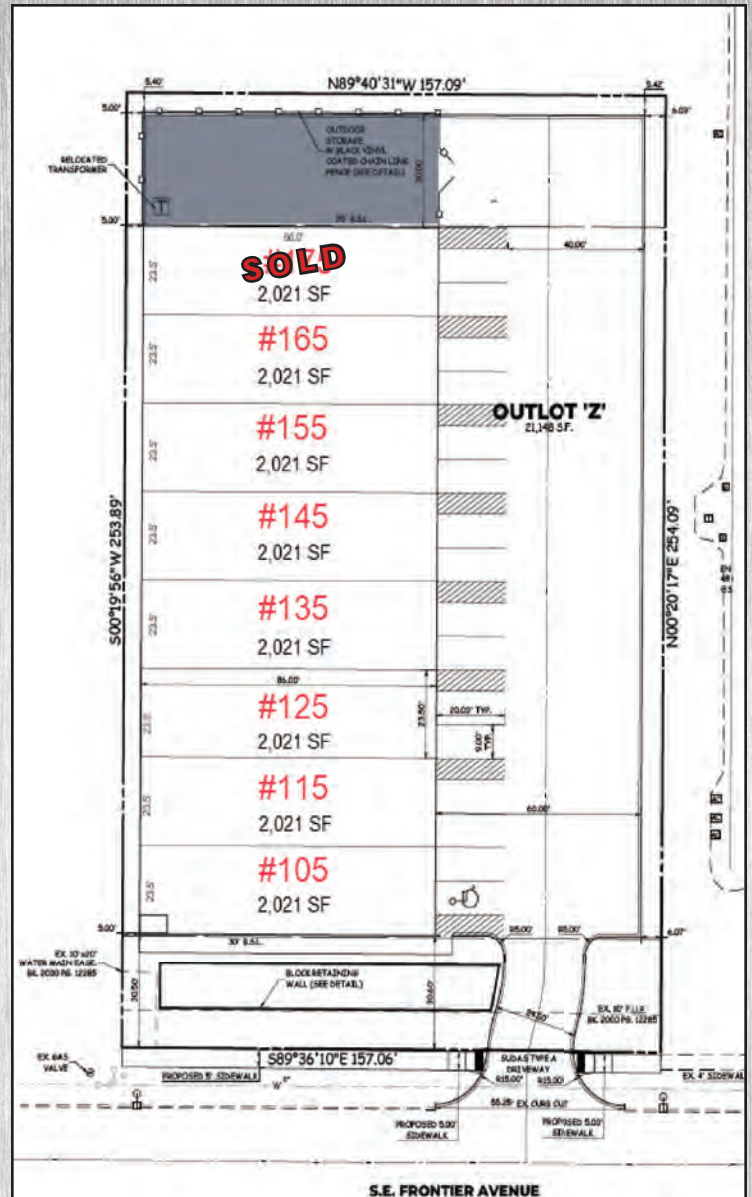
## FRONTIER AVENUE WAREHOUSE

1035 SE FRONTIER AVENUE  
WAUKEE, IOWA 50263

**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           | <b>SOLD</b>   | <b>SOLD</b>        | Includes 1 Overhead Door  |
| <b>TOTAL*</b> | <b>14,147</b> | <b>\$2,334,255</b> | Includes 9 Overhead Doors |

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



**CDM**<sup>®</sup>  
REAL ESTATE  
SERVICES

3035 99th Street  
Urbandale, Iowa 50322  
515.901.3403

PAGE 3

[www.cdmres.com](http://www.cdmres.com)

Updated 10/23/2025

2025 Platinum Real Estate, LLC d|b|a CDM Real Estate Services. We obtained the information herein from the Property Owner or other sources we believe to be reliable however it is not verified or warranted to its accuracy and may change or be updated without notice. Property Owner|Seller|Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Images herein are property of the Property Owner or Listing Agent. Use of these images are restricted without the proper approval from the Property Owner and/or Listing Agent.