

For Lease

DENNY ELWELL COMPANY
Commercial Real Estate & Development

INDUSTRIAL PROPERTY



18360 County Hwy D20
Alden, Iowa 50006

Property Highlights

Nestled on 11.7 scenic acres along the Iowa River in Hardin County, this property offers a blend of industrial functionality and natural beauty. The site includes a well-equipped industrial facility, abundant outdoor storage space, and additional living quarters, making it ideal for versatile use in a picturesque setting.

Features

- Key Pad Privacy Gate to Property
- Security Lighting & Cameras
- Fiber Optic Access, Starlink Internet
- Septic Systems



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515-964-1587

2401 SE Tones Drive, Suite 17 Ankeny, Iowa 50021



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Office

- **3,432 SF**
- **\$10.50 PSF/Gross**
- Class A Quality Interior Finishes
- Full Kitchen
- 3 Full Restrooms w/Showers
- Living Quarters w/ Laundry Room



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Warehouse

- **11,648 SF up to 27,620 SF**
- **\$8.50 PSF/Gross**
- 3-Phase Electric
- Propane Gas, Radiant Heat
- Electric Openers on Garage Doors
- 8-Inch Thick Concrete
- Exhaust Fans in Shops
- Full-Size Wash Bay (20' x 66') Includes Sand & Oil Separator
- 2-Level Living Quarters
- East Shop: 15,972 SF w/6 Pneumatic Lines w/Compressors, 4 Overhead Doors
- West Shop: 11,648 SF w/4 Pneumatic Lines w/ Compressors, 9 Overhead Doors
- Epoxy Floors in Both East and West Shops



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Outdoor Storage

- **Up to 6 Acres**
- **\$0.50 PSF/Gross**
- Ideal for Heavy Equipment Users
- 8 Inch Thick Concrete
- Fenced & Secured



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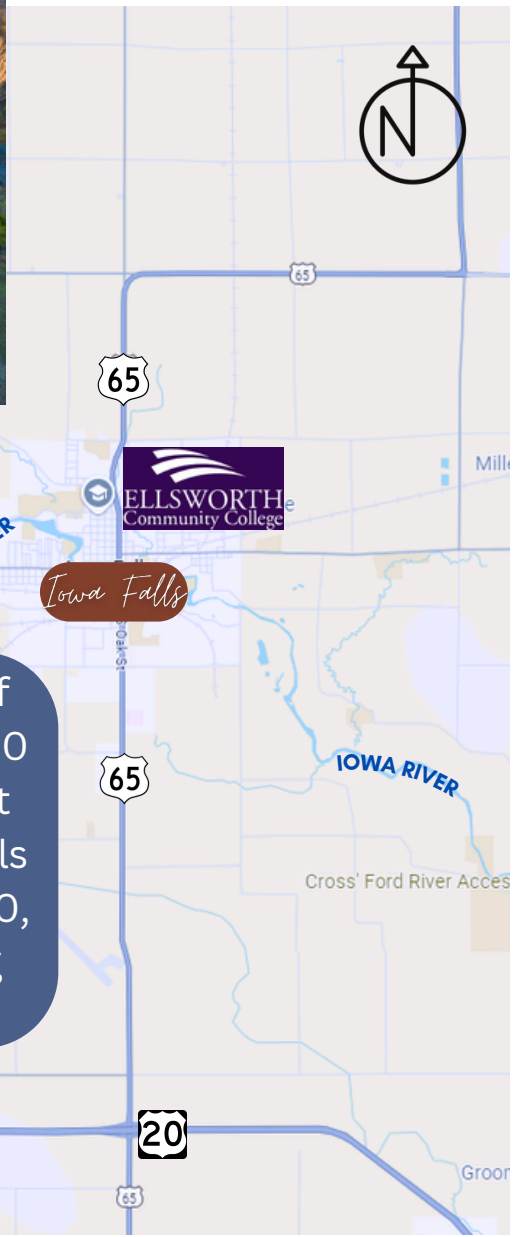


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DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Population	25	696	3,284
Average Household Income	\$74,510	\$70,000	\$64,998



The property is situated just one mile east of Alden, with convenient access to Highway D20 and a scenic frontage along the Iowa River. It lies approximately five miles west of Iowa Falls and Highway 65, six miles north of Highway 20, and ten miles east of Interstate 35, ensuring easy connectivity.



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