

FOR LEASE

801 23RD ST SW

801 23RD ST SW BONDURANT, IA 50035



PROPERTY DESCRIPTION

Now available for lease: up to 10 acres of prime outdoor storage space, ideal for a wide range of commercial and industrial uses. Strategically located with convenient access to major transportation routes, this expansive site offers flexible leasing options to accommodate your business needs.

PROPERTY HIGHLIGHTS

- Up to 10 acres available
- Divisible down to 1-acre parcels
- Ideal for vehicle or equipment storage, laydown yard, container storage, and more
- Build-to-suit opportunities – ownership open to customizing the site to meet tenant specifications
- Gated access and perimeter fencing around the 10 acres parcel

OFFERING SUMMARY

| | |
|------------------|--|
| Lease Rate: | \$4,000.00 - 40,000.00 per month (Gross) |
| Available Acres: | 1 - 10 Acres |
| Lot Size: | 10 Acres |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 4 | 14 | 388 |
| Total Population | 11 | 41 | 1,148 |
| Average HH Income | \$166,902 | \$166,902 | \$166,902 |



fergusoncres.com

NATHAN PETSCHKE

515.867.4964

nathan@fergusoncres.com

801 23RD ST SW

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Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/Geo

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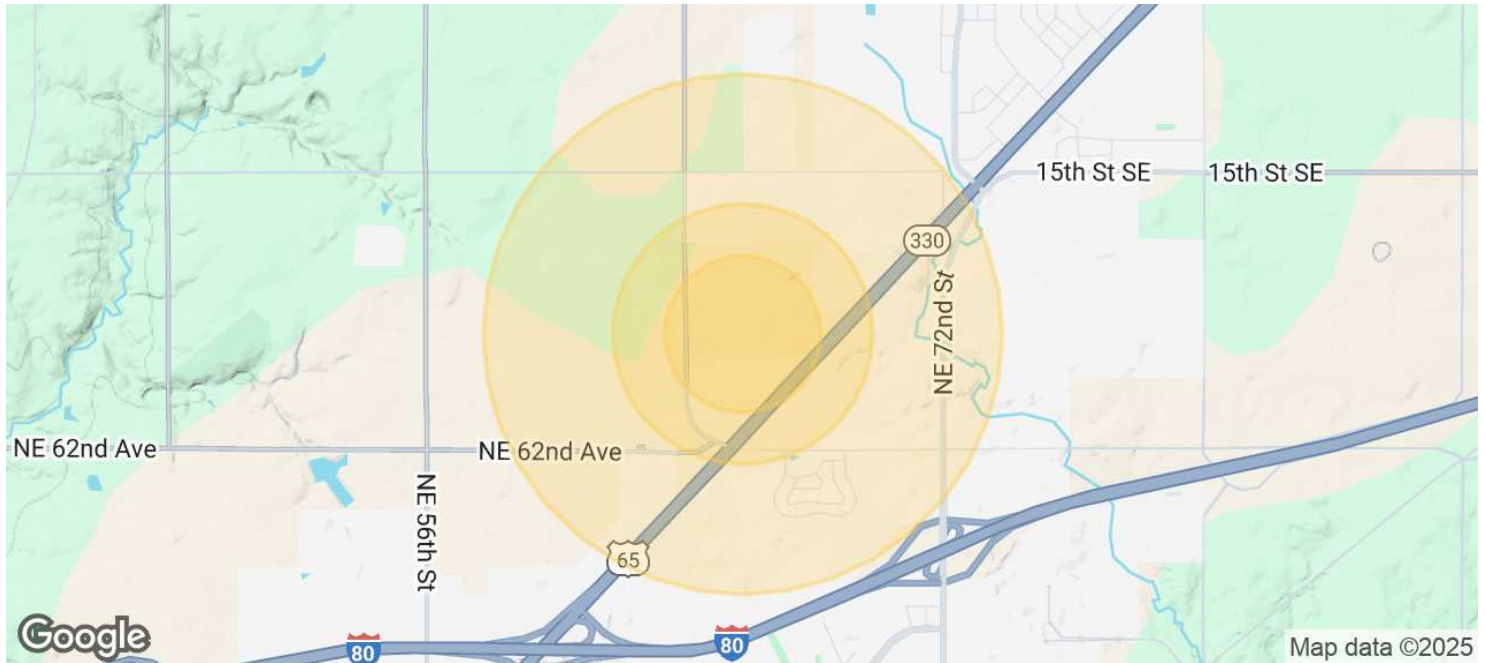
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 11 | 41 | 1,148 |
| Average Age | 36 | 36 | 36 |
| Average Age (Male) | 36 | 36 | 36 |
| Average Age (Female) | 36 | 36 | 36 |

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 4 | 14 | 388 |
| # of Persons per HH | 2.8 | 2.9 | 3 |
| Average HH Income | \$166,902 | \$166,902 | \$166,902 |

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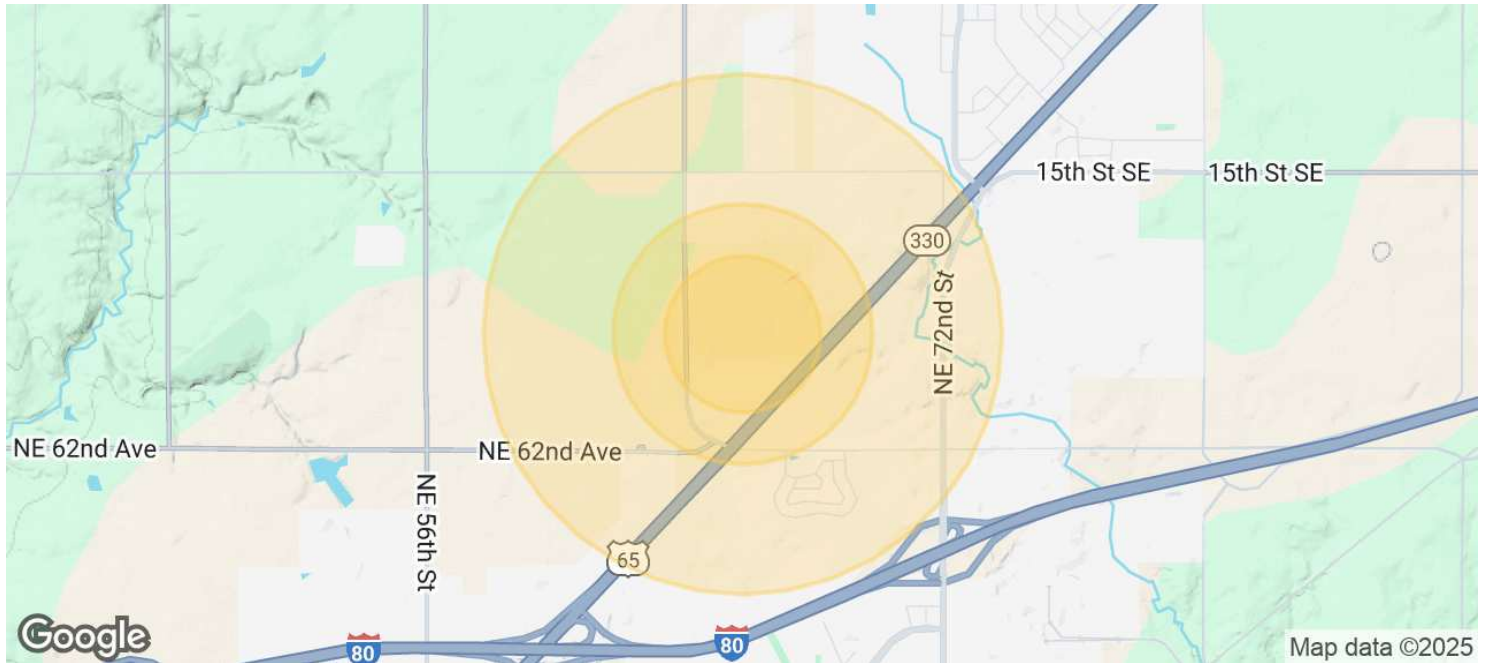
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Average House Value

\$464,866

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\$464,866

Demographics data derived from AlphaMap

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