

**66,744 SF
SPACE FOR LEASE**



AVAILABLE

URBANDALE, IA 50322

**4360 112TH
STREET**

CBRE



PROPERTY FEATURES

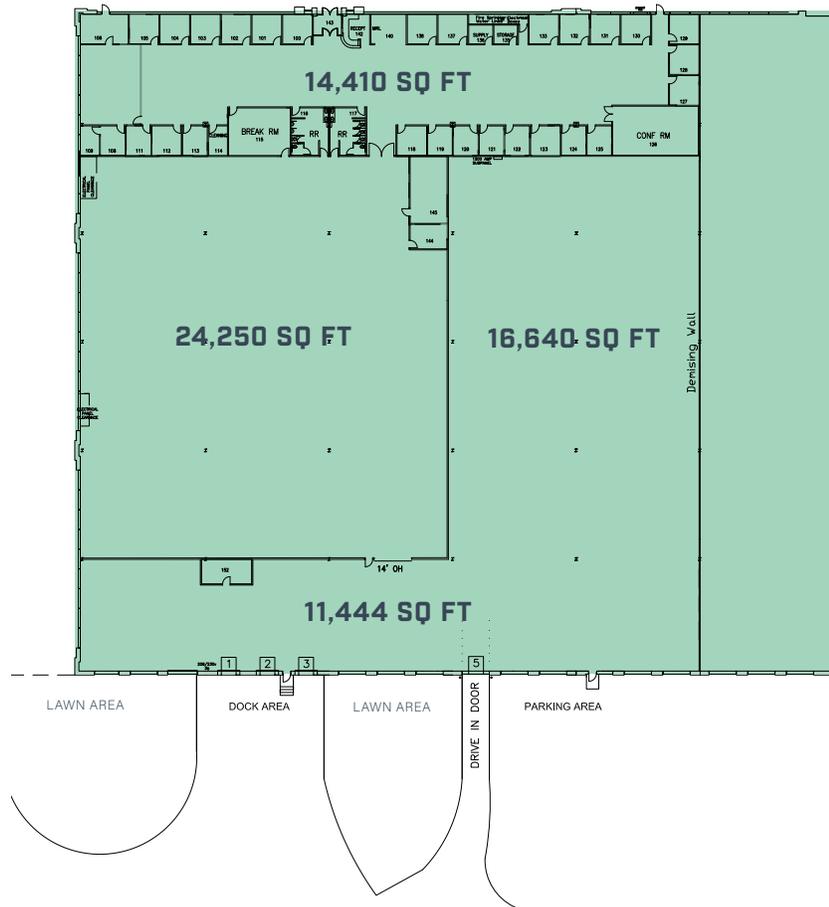
- Office features private and open office area, large conference room and mens/womens bathrooms and large break area.
- 3 dock doors (more possible)
- 1 drive-in door (more possible)
- 27' clear height
- Column width 50'
- Bay size 13,500 SF
- 179 parking spaces
- New roof in 2019
- Exterior building signage available
- Excellent location within one mile from I-35/80 and Hwy 141

AVAILABLE SPACE

- 40,500 - 66,744 SF (Will demise 3 bays)
- Finished area: 14,410 SF (Will demo)
- Available: 10/1/25

LEASE RATE

- \$5.95/SF NNN
- CAMIT: \$3.49/SF (Est. 2025)



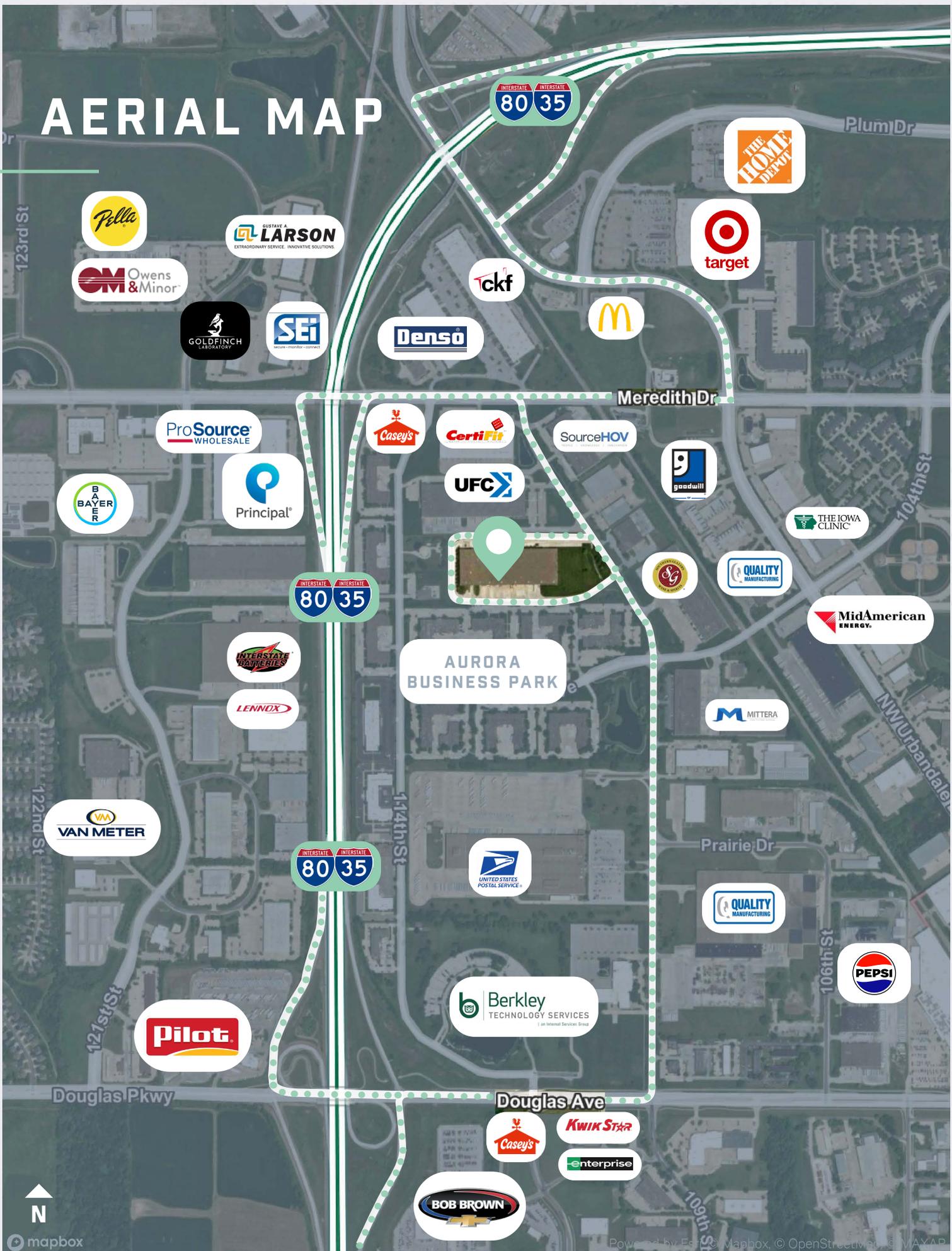
PROPERTY DETAILS

- Construction Type: Precast and Brick
- Access: Two access points - great for truck circulation without turning around
- Heating: Warehouse heated with hanging heaters
- Electric: 2,000 AMP 480V 3-Phase, 4 wire
- Ventilation/Air make-up
- Sprinkler System: Wet (ESFR upgrade by landlord if needed)
- Lighting: High bay fluorescent lighting

EXTERIOR PHOTOS



AERIAL MAP



AURORA BUSINESS PARK

BOB BROWN

Casey's

Kwik Star

Enterprise

Berkley TECHNOLOGY SERVICES
An Inland Services Group

Pilot

PEPSI

QUALITY MANUFACTURING

UNITED STATES POSTAL SERVICE

Prairie Dr

VAN METER

LENNOX

MITTERA

MidAmerican ENERGY

QUALITY MANUFACTURING

ST. JOSEPH'S UNIVERSITY

THE IOWA CLINIC

UFC

Principal

goodwill

SourceHOV

CertiFit

Casey's

ProSource WHOLESALE

Meredith Dr

Denso

McDonald's

tckf

target

THE HOME DEPOT

GUSTAVE A. LARSON
EXTRAORDINARY SERVICE. INNOVATIVE SOLUTIONS.

OWENS & MINOR

Fella

GOLDFINCH LABORATORY

SEI

INTERSTATE 80 INTERSTATE 35

INTERSTATE 80 INTERSTATE 35

INTERSTATE 80 INTERSTATE 35

Douglas Pkwy

Douglas Ave

106th St

NWIUrbandale

104th St

Plum Dr

123rd St

122nd St

121st St

114th St

N



URBANDALE, IOWA

4360 112TH
STREET

66,744 SF
SPACE FOR LEASE

CHRIS PENDROY, CCIM, SIOR

Senior Vice President
+1 515 402 6600
chris.pendroy@cbre.com
Licensed in the State of Iowa

GRANT WRIGHT, CCIM

First Vice President
+1 515 745 5113
grant.wright@cbre.com
Licensed in the State of Iowa

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.