



# FOR LEASE

5475 NW BEAVER DR  
JOHNSTON, IA 50131

12,100 SF | \$7.25 NNN

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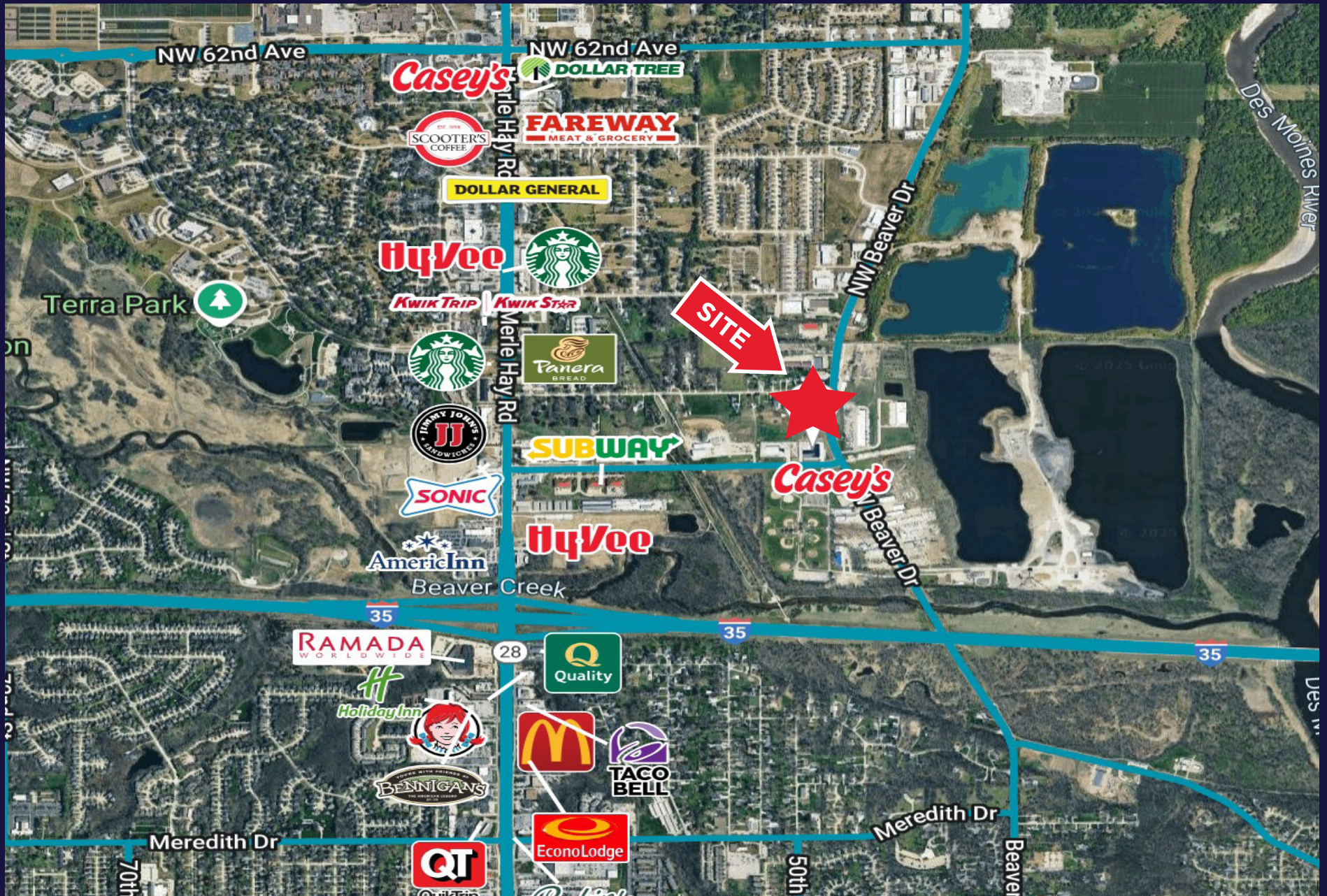
 **CUSHMAN &  
WAKEFIELD**  
Iowa Commercial Advisors

# HIGHLIGHTS

- Operating expenses: \$3.68/SF
- Single tenant industrial building
- Outside storage allowed
- 10,000 SF of warehouse
- 2,100 SF of office space
- Ample 3 phase power
- 2 dock doors
- 1 drive in door (17' x 9')
- 14' clearance height
- Exhaust fan in warehouse
- Building signage available



# LOCATION





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