

# Industrial Warehouse

11261 US Highway 69  
Story City, IA 50248

# FOR LEASE



## Lease Rate: \$4.00 PSF Gross

- Available Space: 9,000 SF
  - Space #1: Leased
  - Space #2: 9,000 SF
  - Space #3: Leased
  - Space #4: Leased
- Well maintained building
- Ideal for bulk storage
- Located 2.5 miles West of Interstate 35
- Building Electrical: 800 amps
- Warehouse Clear Height: 20'-24'
- Dock Doors: 2 w/ shared levelers
- Overhead Doors: 3
- Outdoor storage and parking potential
- Year Built: 1994
  - Addition/Renovated: 2001-2009



**Mike Purcell**

515-231-6083

[mpurcell@friedrich-realty.com](mailto:mpurcell@friedrich-realty.com)

**Tyler Frederiksen**

515-231-9430

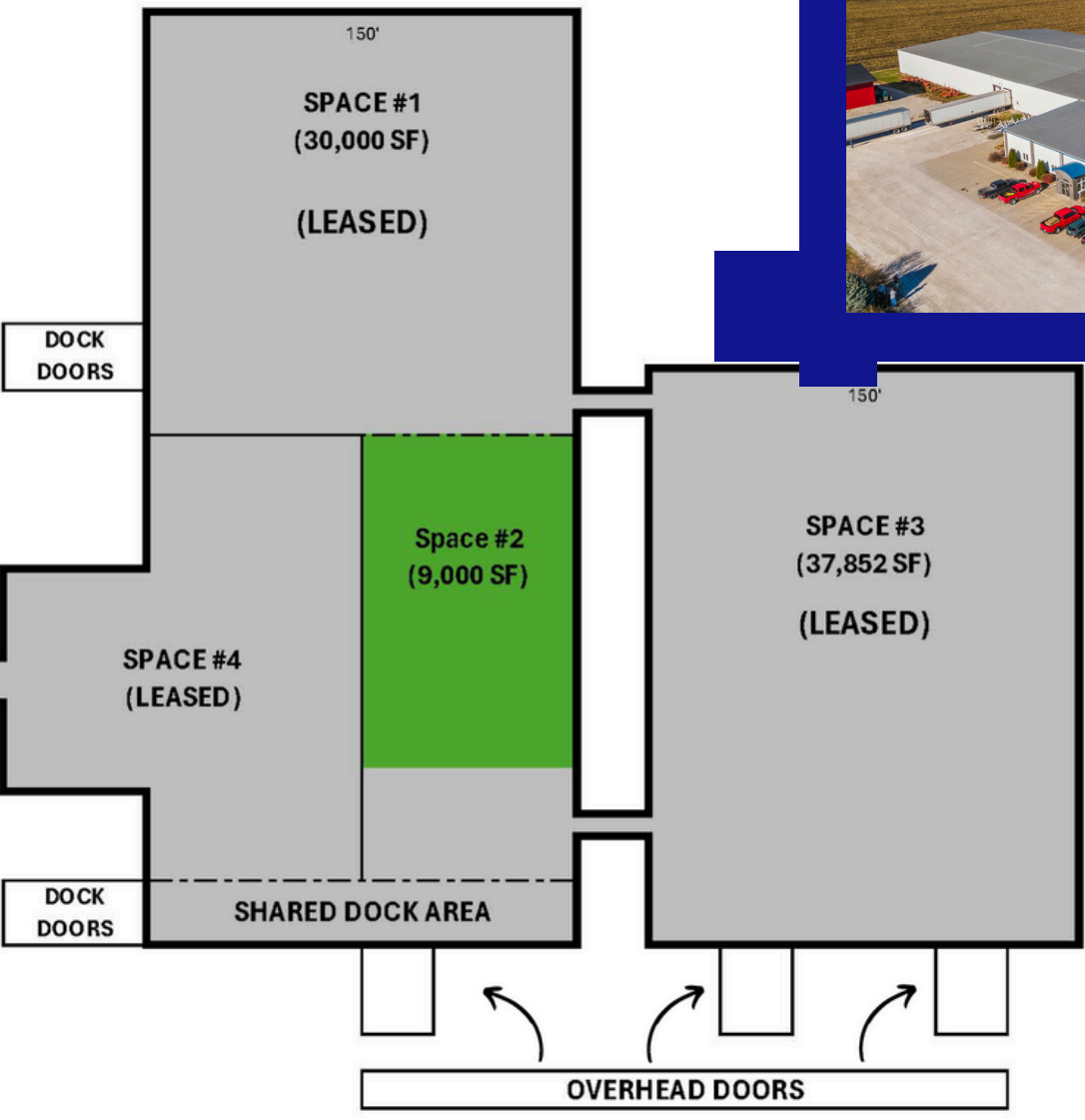
[tyler@norsemenrealty.com](mailto:tyler@norsemenrealty.com)

PROPERTY HIGHLIGHTS

# Industrial Warehouse

11261 US Highway 69  
Story City, IA 50248

# FOR LEASE



LEASE PLAN

**US Hwy 69**

**CONTACT US TODAY**

Mike Purcell  
Tyler Frederiksen

**EMAIL**

✉ [mpurcell@friedrich-realty.com](mailto:mpurcell@friedrich-realty.com)  
✉ [tyler@norsemenrealty.com](mailto:tyler@norsemenrealty.com)

**PHONE**

☎ 515-231-6083  
☎ 515-231-9430



# Industrial Warehouse

11261 US Highway 69  
Story City, IA 50248

# FOR LEASE



INTERIOR PHOTOS

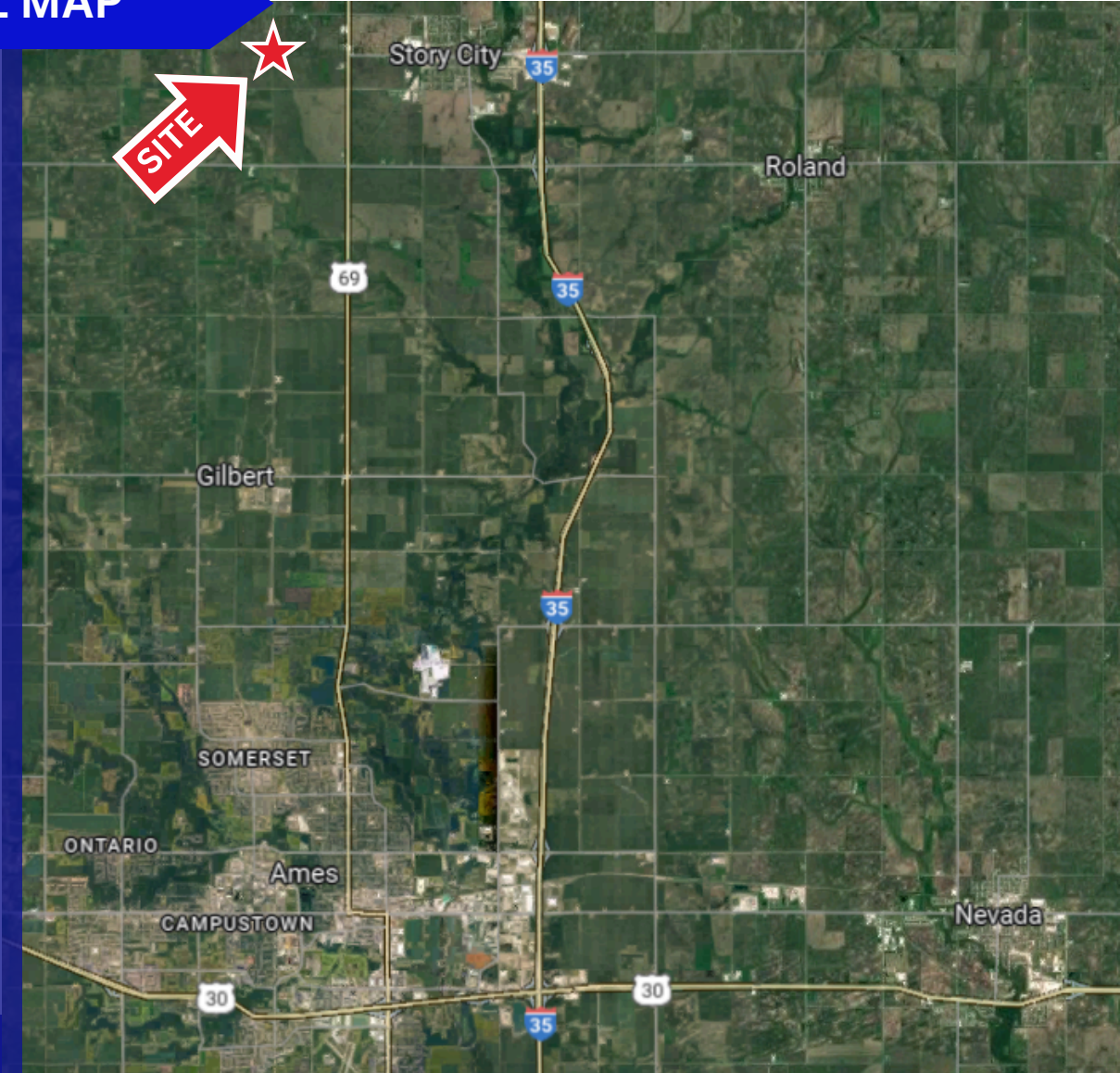




11261 US Highway 69  
 Story City, IA 50248

# FOR LEASE

## AERIAL MAP



## COMMUTE

Distance to:	Story City	Ames	Des Moines
Miles	1.7 mi	12.6 mi	46.9 mi
Time	3 Min.	20 Min.	44 Min.

### CONTACT US TODAY

Mike Purcell  
 Tyler Frederiksen

### EMAIL

✉ [mpurcell@friedrich-realty.com](mailto:mpurcell@friedrich-realty.com)  
 ✉ [tyler@norsemenrealty.com](mailto:tyler@norsemenrealty.com)

### PHONE

☎ 515-231-6083  
 ☎ 515-231-9430