

For Sale

INVESTMENT PROPERTY

DENNY ELWELL COMPANY

Commercial Real Estate & Development



FLEX SPACE

20,000 SF OFFICE/WAREHOUSE 100% LEASED



1407 NW Laurel St
Elkhart, Iowa 50073
Elkhart Industrial Park

- 20,000 SF-100% LEASED
- 2.68 Acre Parcel w/Outdoor Storage
- 32' x 80' Bays Equipped with Six 16' x 16' Drive-In Doors, a Dock Door on the South End
- Office Built out to Suit Tenant
- 24' Clear Ceiling Height
- 1.06 Acres of Outdoor Storage- Leased
- New Construction in 2025
- THREE-YEAR TAX ABATEMENT
- 20,000 SF FOR SALE: \$3,250,000
- 7% CAP RATE



dennyelwellcompany.com 515-964-1587

2401 SE Tones Dr Suite 17 Ankeny, Iowa 50021

The information contained herein is deemed reliable but not
guaranteed by Denny Elwell Company
Licensed to sell real estate in the state of Iowa

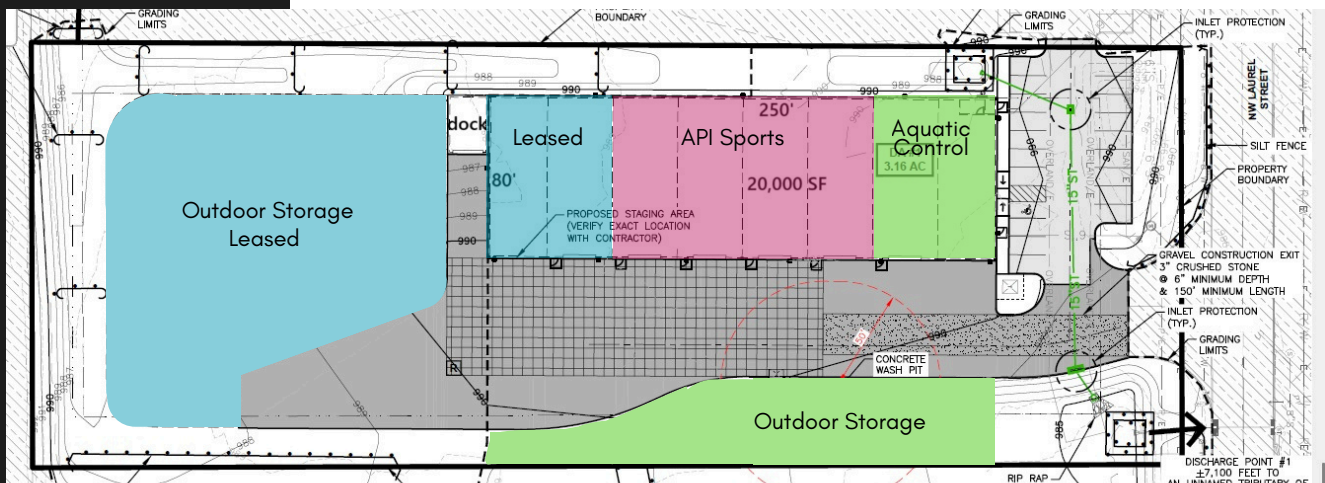
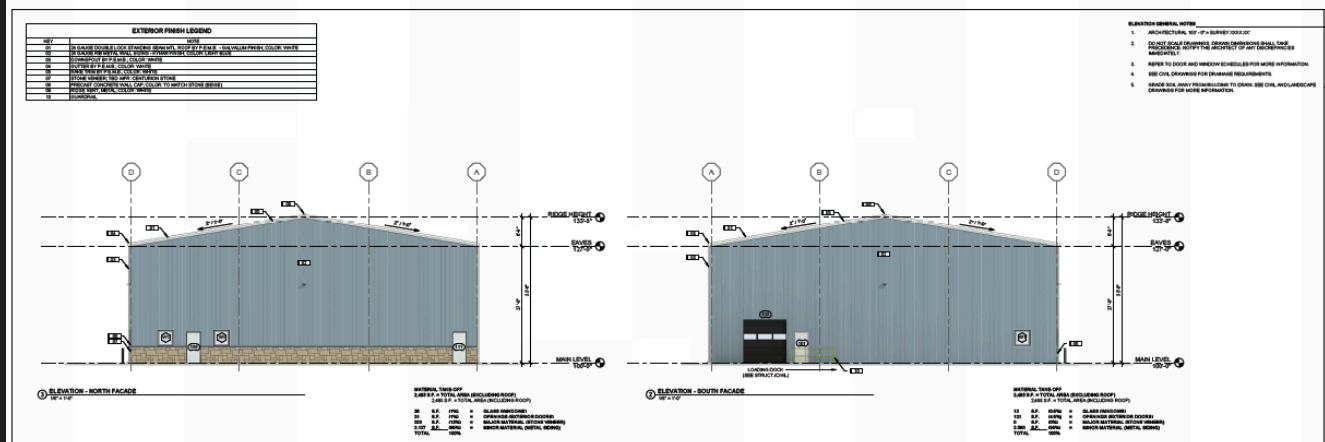
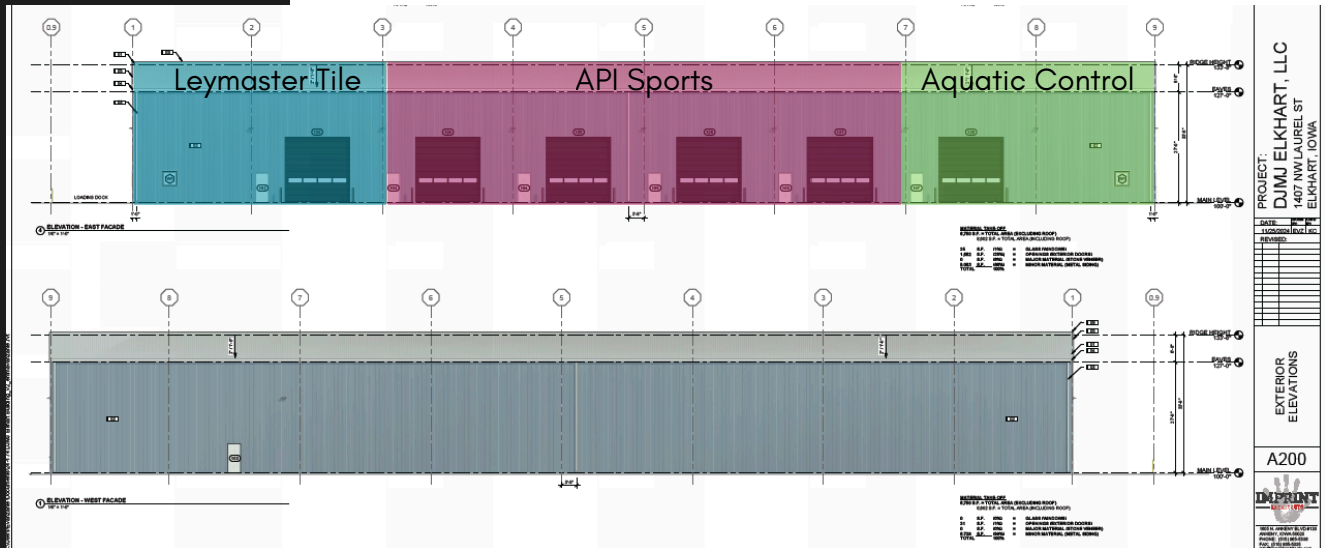
Darcy Gill
515.238.5793

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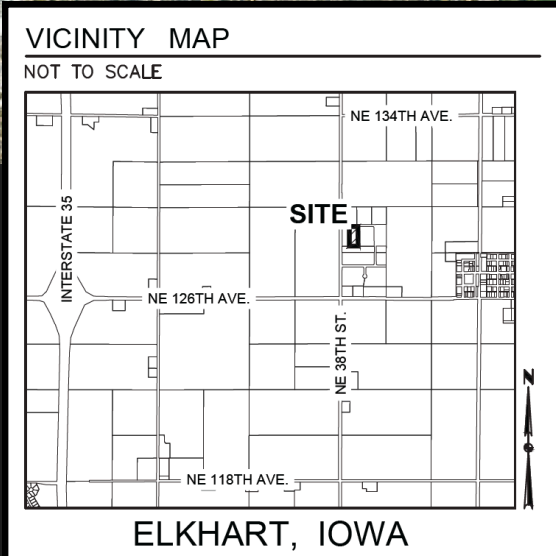
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