

PROPERTY SUMMARY



TOTAL RENTABLE SF:	3,440 SF
LOT SIZE:	1.137 Acres
OFFICE RENT:	\$2,200/mo
OFFICE SIZE:	2,240 SF
YEAR BUILT:	2000
OFFICE HVAC:	Combination FHA - AC
OFFICE ROOF:	Asphalt Shingle
PLUMBING:	2 Bathrooms; 1 Kitchen
WAREHOUSE RENT:	\$650/mo
WAREHOUSE SIZE:	1,200 SF
YEAR BUILT:	1999
WAREHOUSE ROOF:	Metal
OVERHEAD DOOR:	12' x 10'

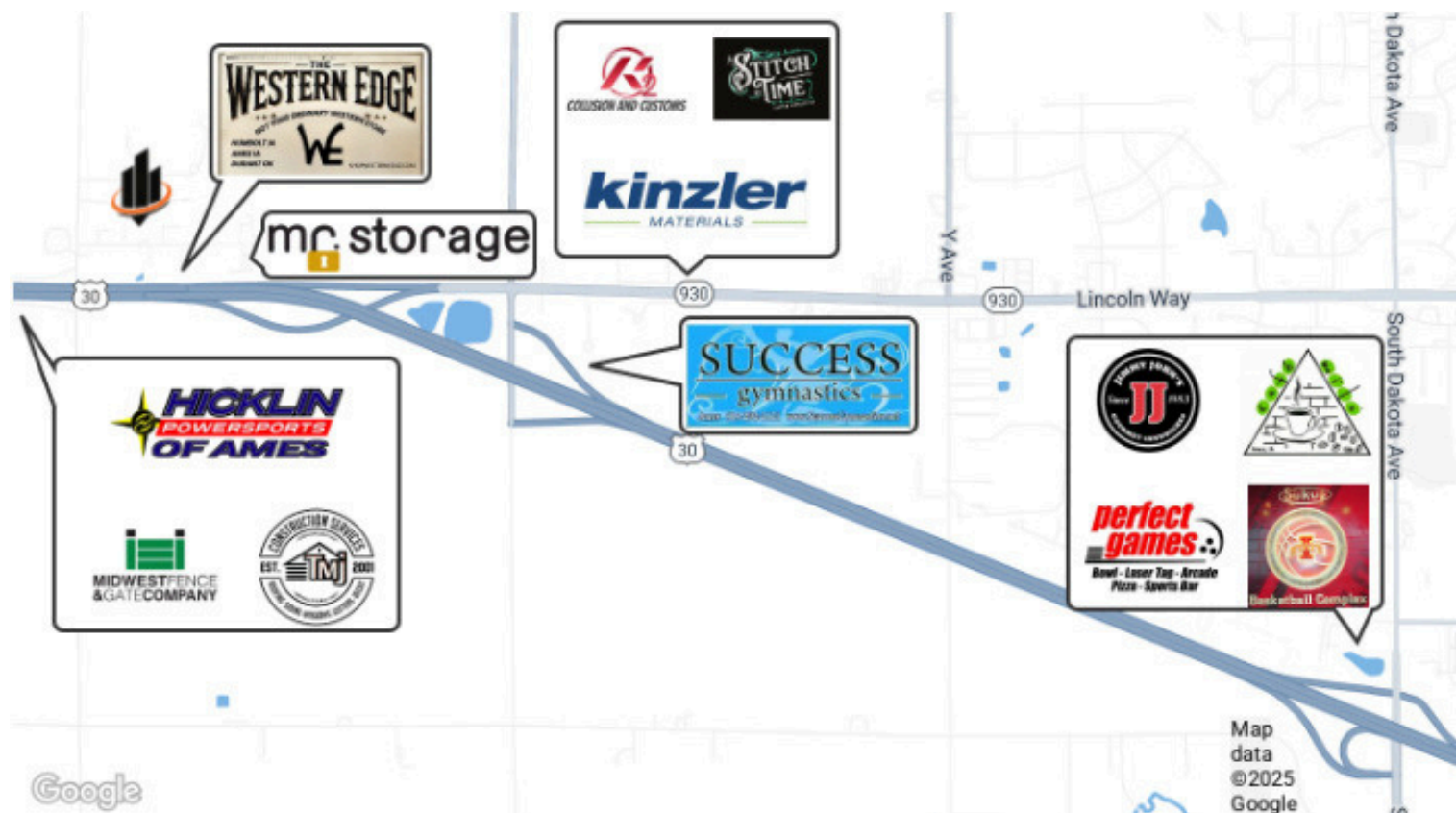
PROPERTY DESCRIPTION

This 2,240 SF freestanding commercial building is updated with modern finishes throughout the interior. Containing several offices, meeting rooms, a kitchen, and two restrooms, this layout is flexible enough to accommodate a large array of users. Also featured on site is an additional 1,200 SF metal storage building with a 12'x10' overhead door to the east and surplus ground to the north.

PROPERTY HIGHLIGHTS

- Modern Finishes
- Appliances Included
- Two Restrooms
- Flexible Commercial Zoning District
- Large Lot with Ample Parking & Potential for Outdoor Storage

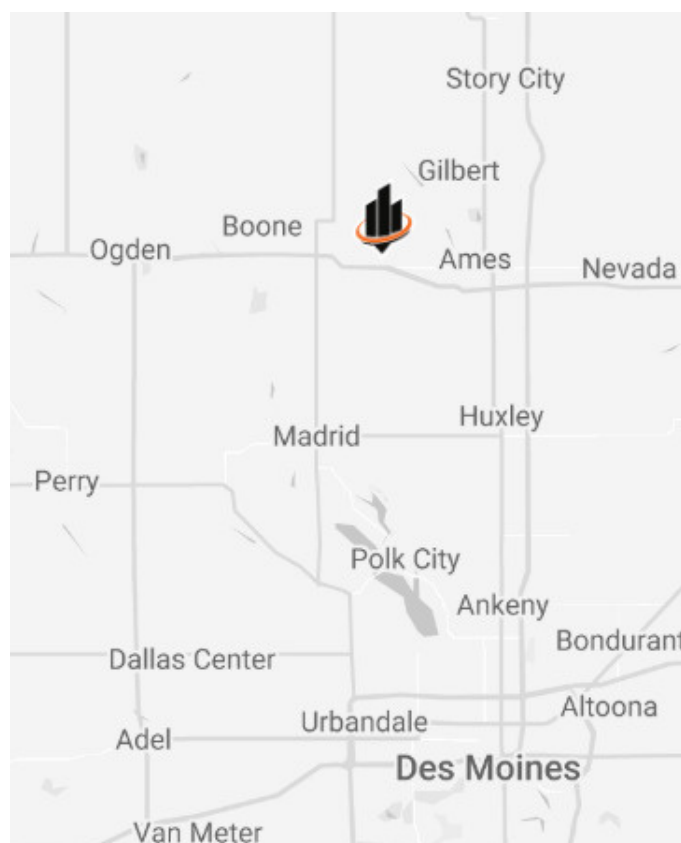
LOCATION & ZONING INFORMATION



LOCATION INFORMATION

These freestanding office and warehouse buildings lie along the westernmost edge of Story County, approaching Boone County. Just north of Hwy-30 / Lincoln Way, at the intersection of W Ave, is the half-mile stretch of local retail and industrial users on 229th Place.

This commercial zoning district is flexible enough to allow an array of users, including retail, office, industrial, and even permits outdoor storage.



ADDITIONAL PHOTOS

