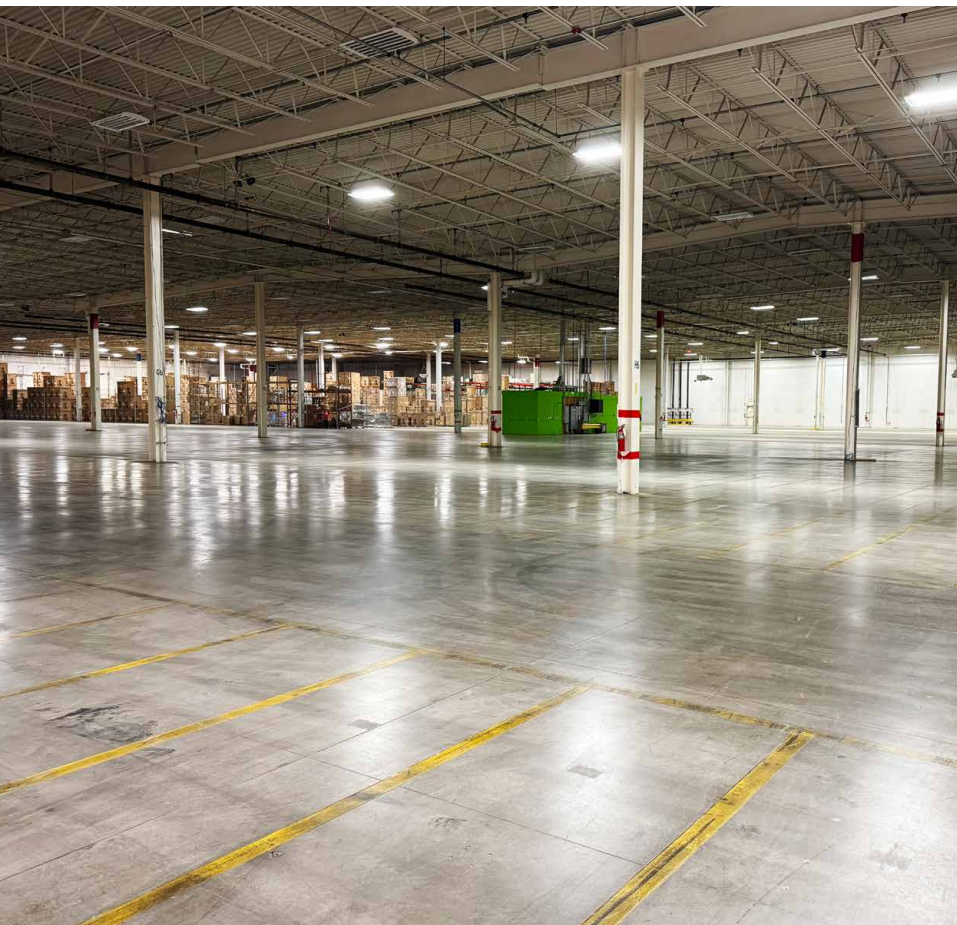


4301

121ST
STREET

URBANDALE, IA

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Property Overview

AVAILABLE SF

- 115,000 SF

ASKING RATE:

- \$4.25/SF NNN

LEASE STRUCTURE

- Sublandlord is willing to be creative on lease terms and length.

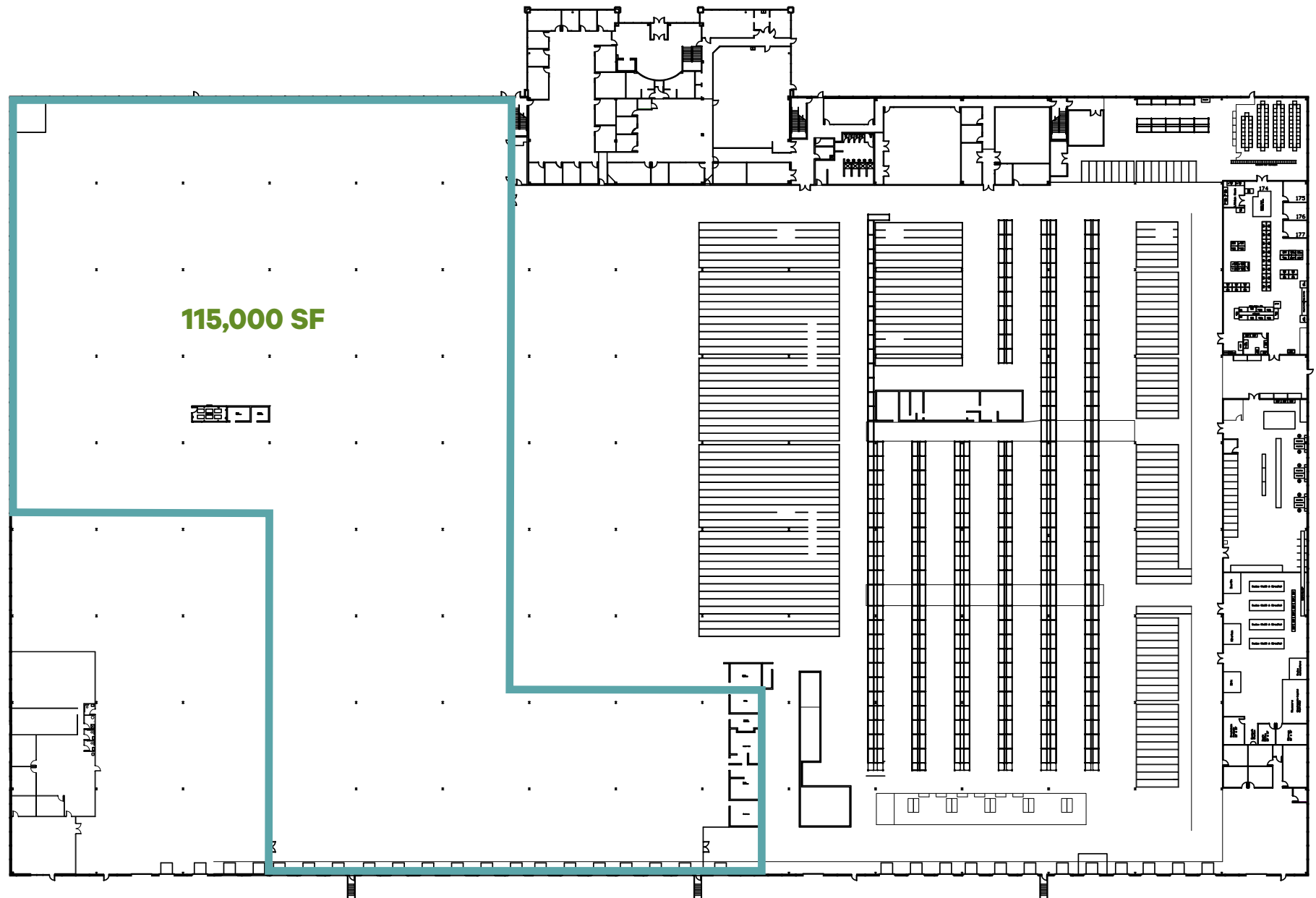
OPEX:

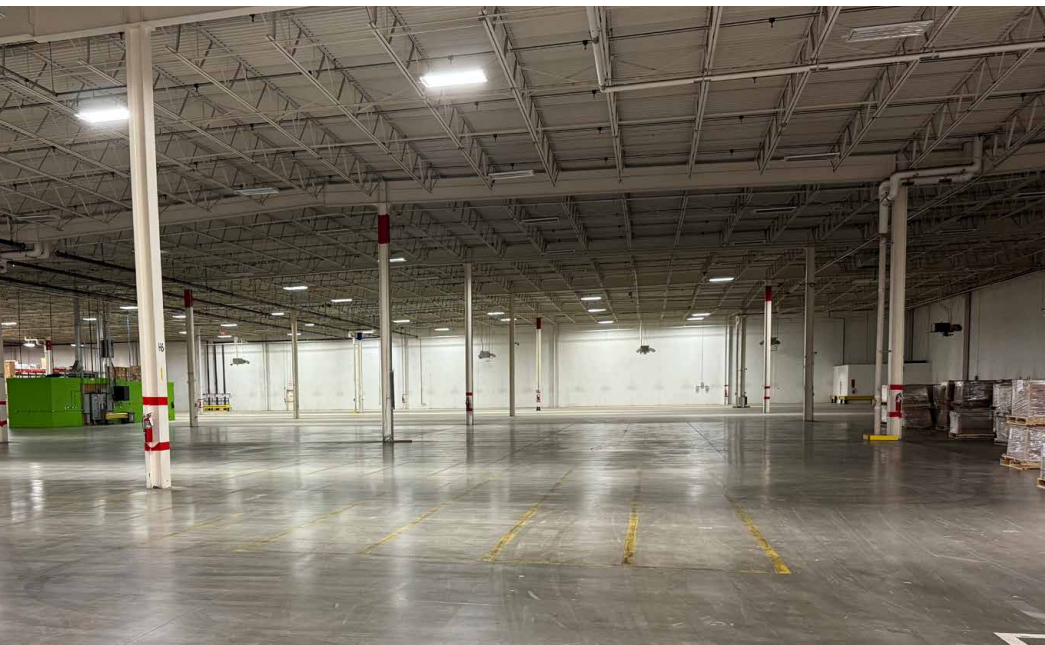
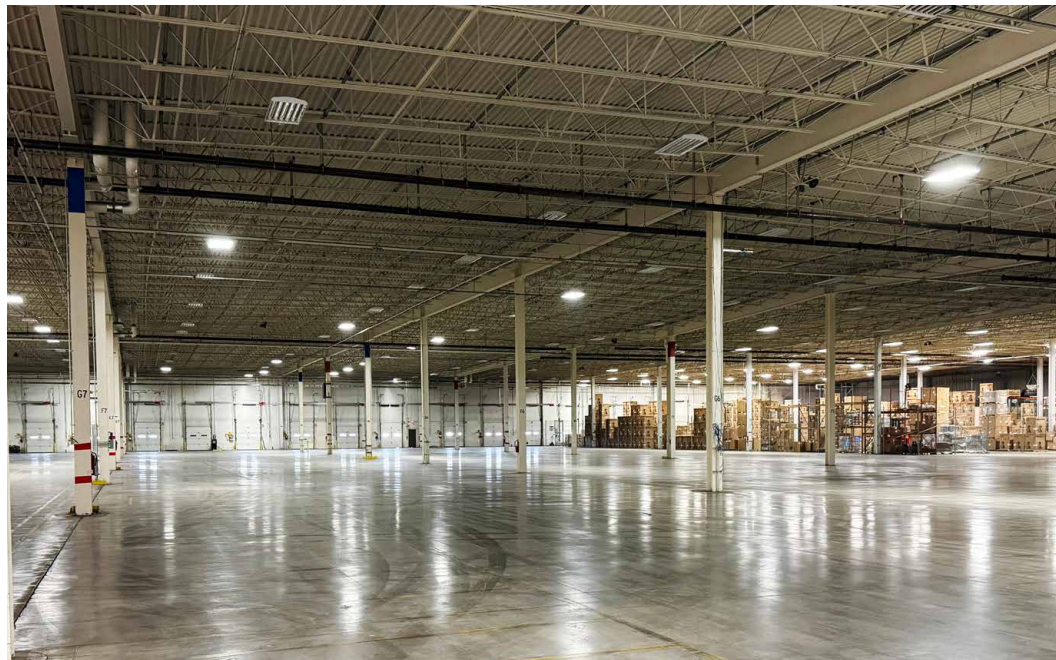
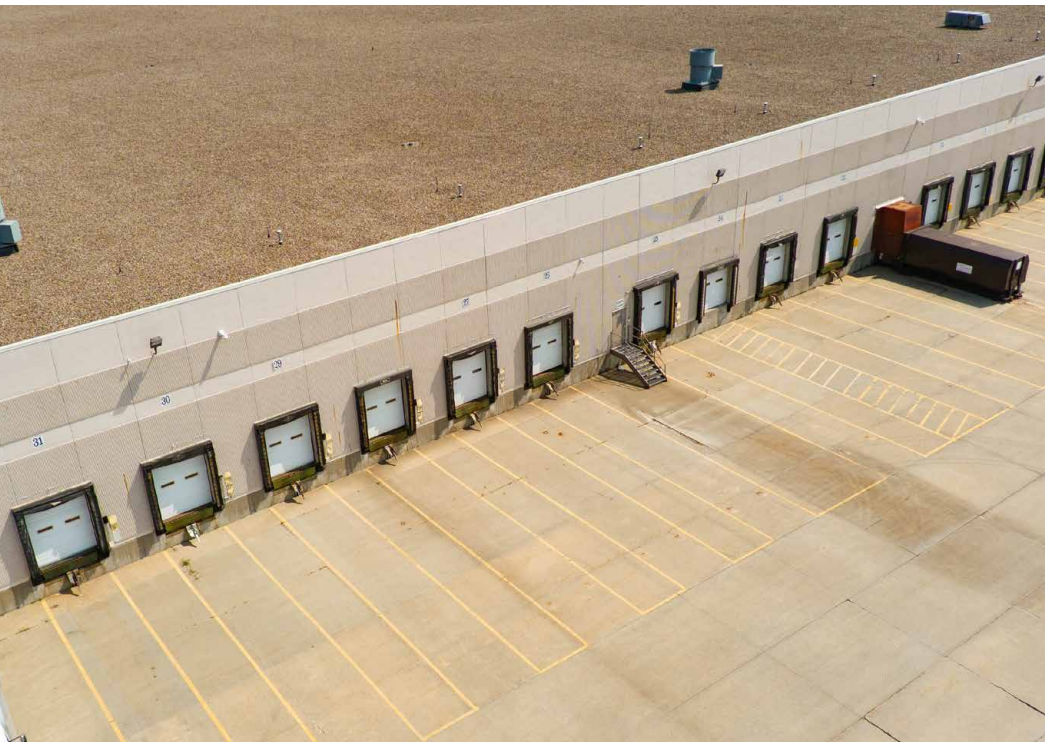
- Call for details

PROPERTY HIGHLIGHTS

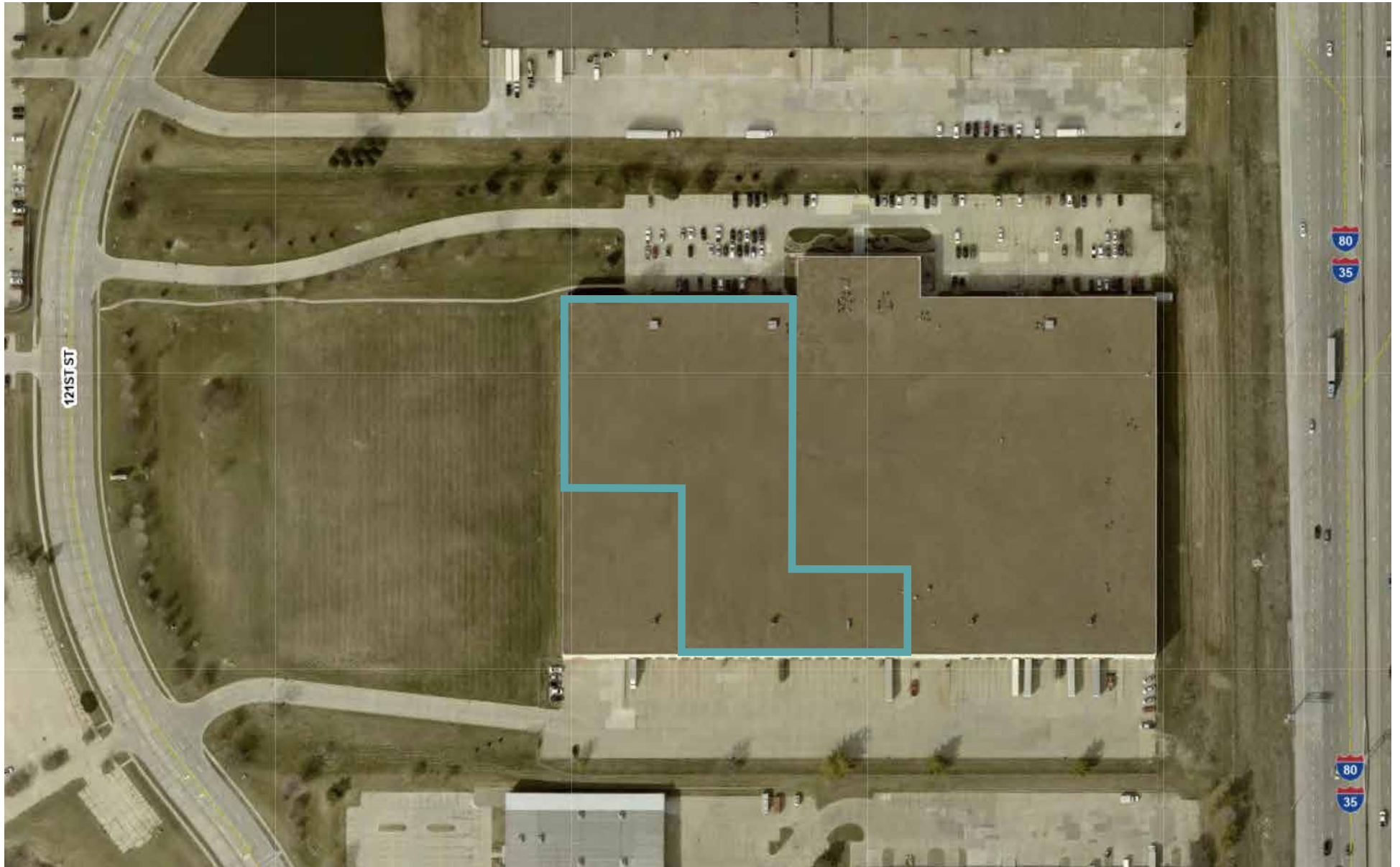
Docks & Drives	14 Docks Doors
Clear Height	28'
Sprinkler	ESFR
Heat	Radiant heat near loading bays and forced air
Power	3 Phase 480 Volt 1,200 Amps
Truck Court	Gated and Fenced
Office Space	Two Offices Four Restrooms Breakroom Locker Room Additional office space can be made available
Employee Parking	~40 Stalls

FLOOR PLAN

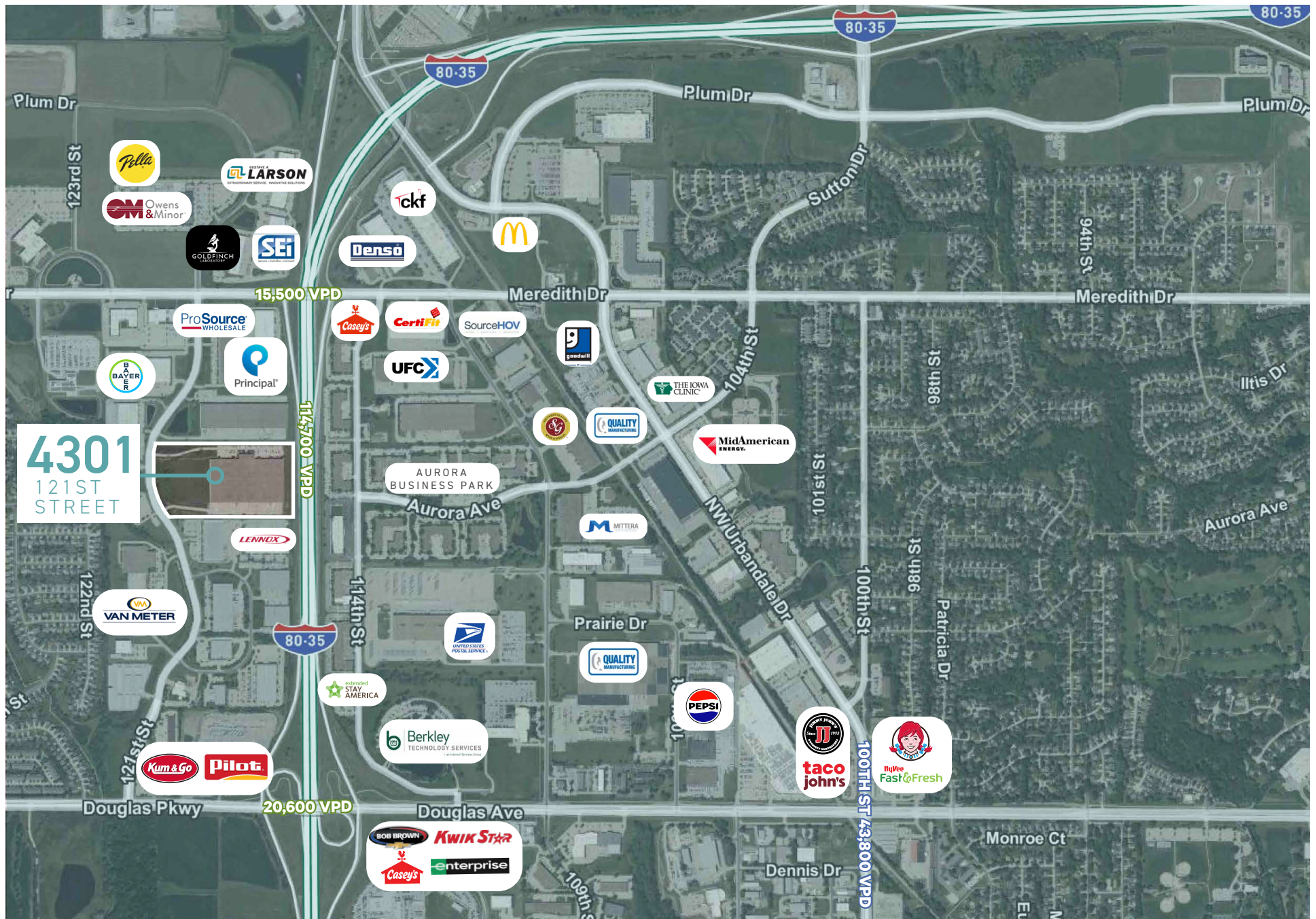




SITE PLAN



LOCATION



4301

121ST
STREET

URBANDALE, IA

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