

INVESTMENT SALE OR OWNER/USER PROPERTY RETAIL/OFFICE/WAREHOUSE



**CENTRAL PROPERTY
ADVISORS**

**1300 Metro E Drive
Pleasant Hill, Iowa 50327**

AVAILABLE FOR SALE

Sale Price: \$6,250,000.00

Building Size: 54,876 SF

Land Size: 7.045 Acres

Year Built: 2008

Roof: Flat Metal

Internet: Fiber

Construction: Tile-Up

Concrete & Steel Frame

PROPERTY HIGHLIGHTS

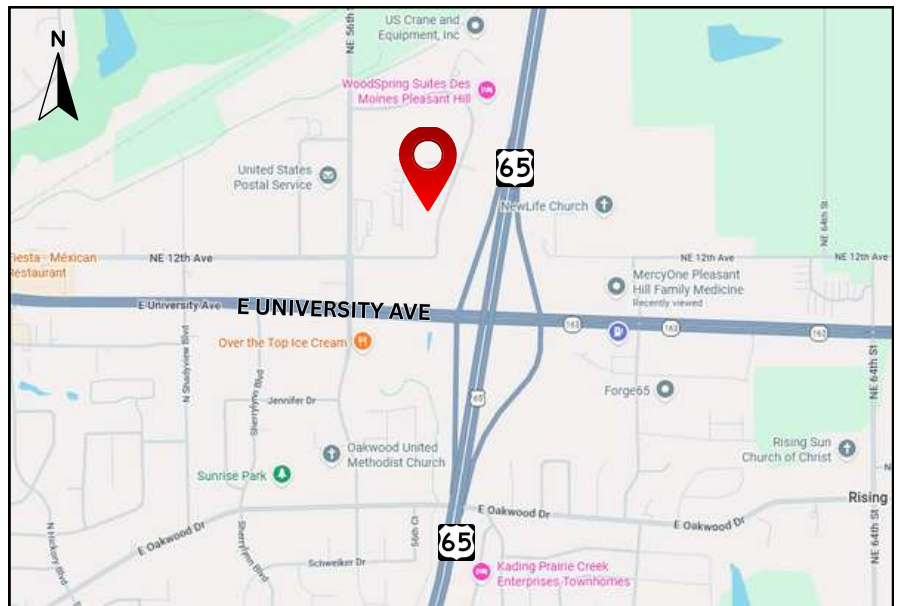
- Strong Occupancy History
- Below Market Rents
- Landlord Control On Renewals
- Dock-High and Overhead Door Availability
- Easy Access to Interstate System
- Zoned Light Industrial L-I



PROPERTY OVERVIEW

1300 Metro E Drive is a well-positioned commercial property in Pleasant Hill, Iowa, offering convenient access to the Des Moines metro area. Located within an established business setting, the property provides a professional environment suitable for a variety of office, service, and commercial uses. The location benefits from Pleasant Hill's continued growth and proximity to major transportation routes, making it an attractive option for businesses seeking accessibility and visibility in the east metro.

The property is home to multiple commercial users, contributing to an established business environment and a strong mix of services. Its Pleasant Hill location offers convenient access to Des Moines, Altoona, and surrounding communities, providing businesses with an expanding customer base and workforce.

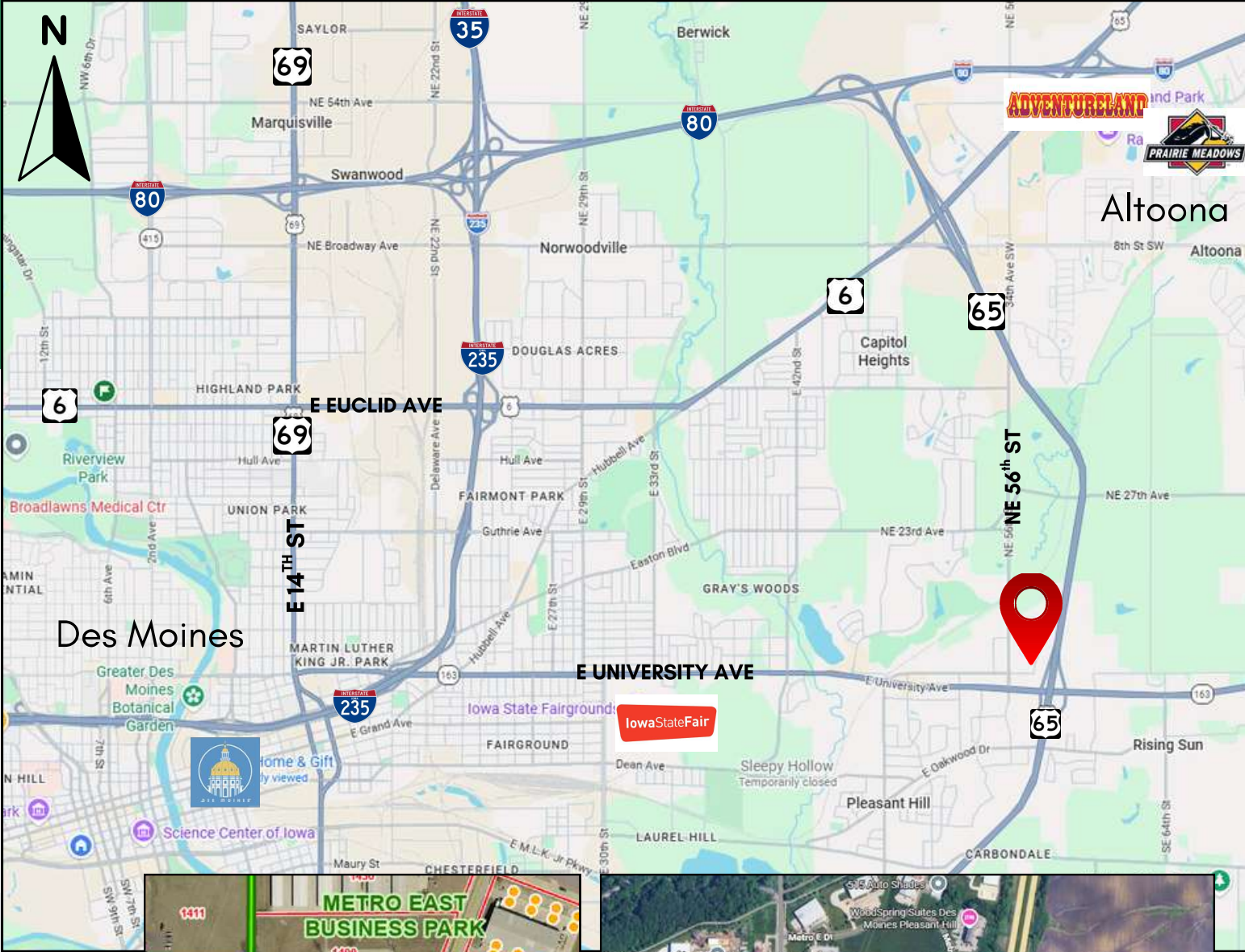


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