



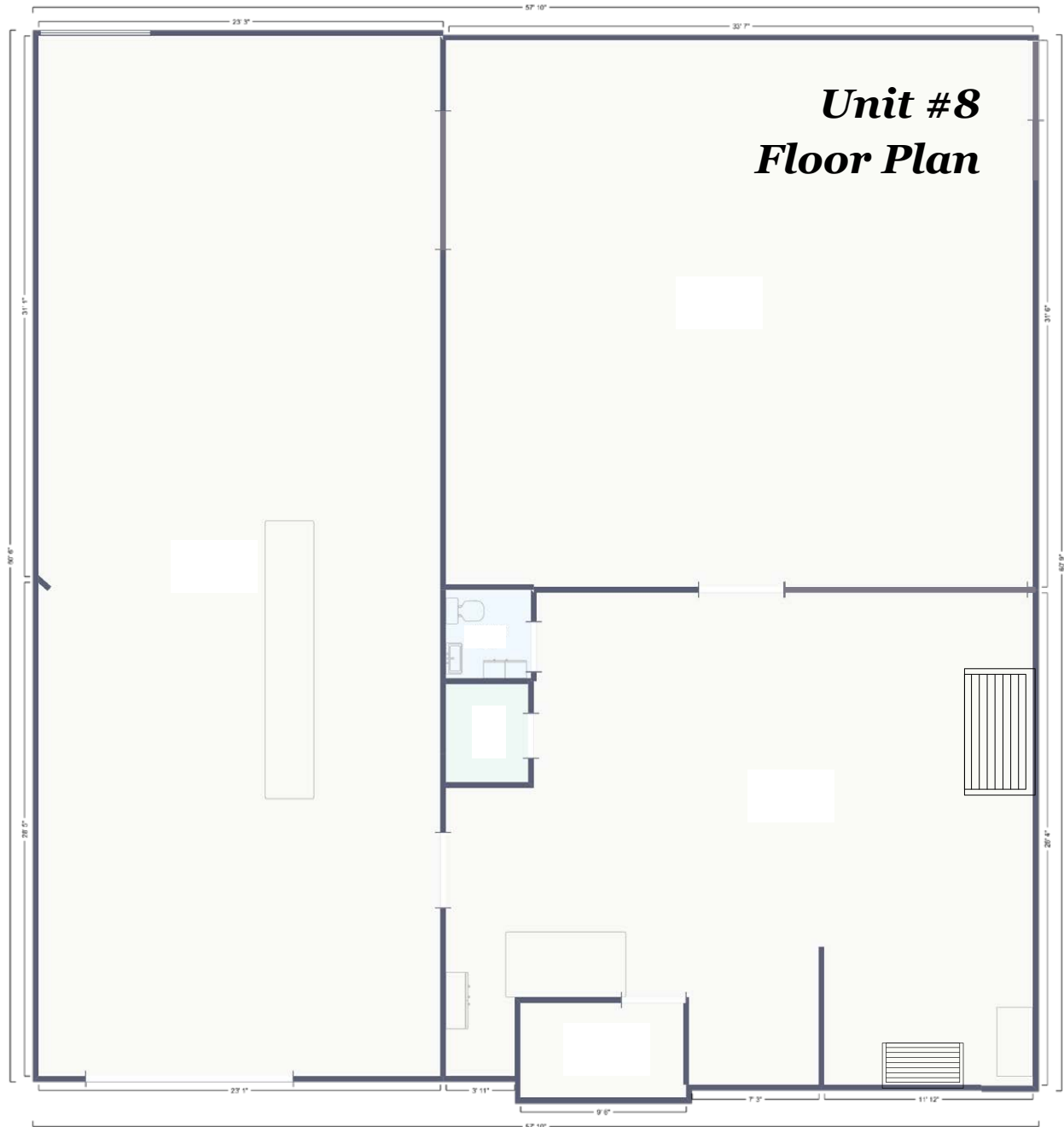
**PROPERTY FEATURES:**

- **For Lease: \$12.50/SF/NNN**
- Unit 1: 1,950 SF | Unit 8: 3,700 SF
- Centrally located within the metro and has easy access to I80/35
- 16' clear height
- Excellent visibility from Hickman Road
- Heated warehouse with overhead door
- Building signage and monument signage available
- End-cap unit
- Total population in 2026:  
1 mile 5,612 | 3 miles 73,057 | 5 miles 203,669
- Median Income in 2026:  
1 mile \$108,675 | 3 miles \$92,722 | 5 miles \$92,187

STANBROUGH REALTY COMPANY  
2775 86th Street  
Urbandale, Iowa 50322  
StanbroughRealty.com | 515.334.3345

JEFF STANBROUGH  
CCIM, CPM  
515.202.6649  
Jeff@StanbroughRealty.com

ANDREW MCCUNE  
515.402.1642  
Andrew@StanbroughRealty.com



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