



PROPERTY FEATURES:

- **For Lease: Negotiable**
- Clear height: 8' x 15'
- Fenced in outside storage area: 57' x 40'
- 5,200 SF: 50% warehouse, 50% office/showroom
- Zoned M-1
- Three overhead doors
- Heated warehouse space
- Tenant Improvement Allowance available
- Large showroom with window visibly from the road
- Excellent visibility from University Avenue and 73rd Street intersection VPD (2016) is 28,600
- Easy access to I-235
- Building and monument signage available

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