

INDUSTRIAL SPACE FOR LEASE

5614 NE 12th Ave, Pleasant Hill, IA 50327



For Lease: Pleasant Hill Storage and Contractor Bays are now under construction at the Four Mile Collective. Consisting of 4 multi-tenant industrial bays totaling 12,960 SF for lease, each individual bay is 3,240 SF. Built-out with an office and restrooms, plus outdoor storage, with quick access to Highway 65 makes for an efficient base of operations.

Available: Fall 2026

OFFERING SUMMARY

Lease Rate	Negotiable
Building Square Footage	12,960 SF

MATT SHAW

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Licensed in IA

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FOR LEASE



PROPERTY DESCRIPTION

Building Total Square Footage: 12,960 SF

- 4 Bays: 3,240 SF Each
- 14' Overhead Door w/ Service Door
- Built-Out with an Office and a Restroom
- Heating System
- Outdoor Storage Available
- 18' Clear Height
- Zoned I-1: Limited Industrial District
- Quick access to HWY 65

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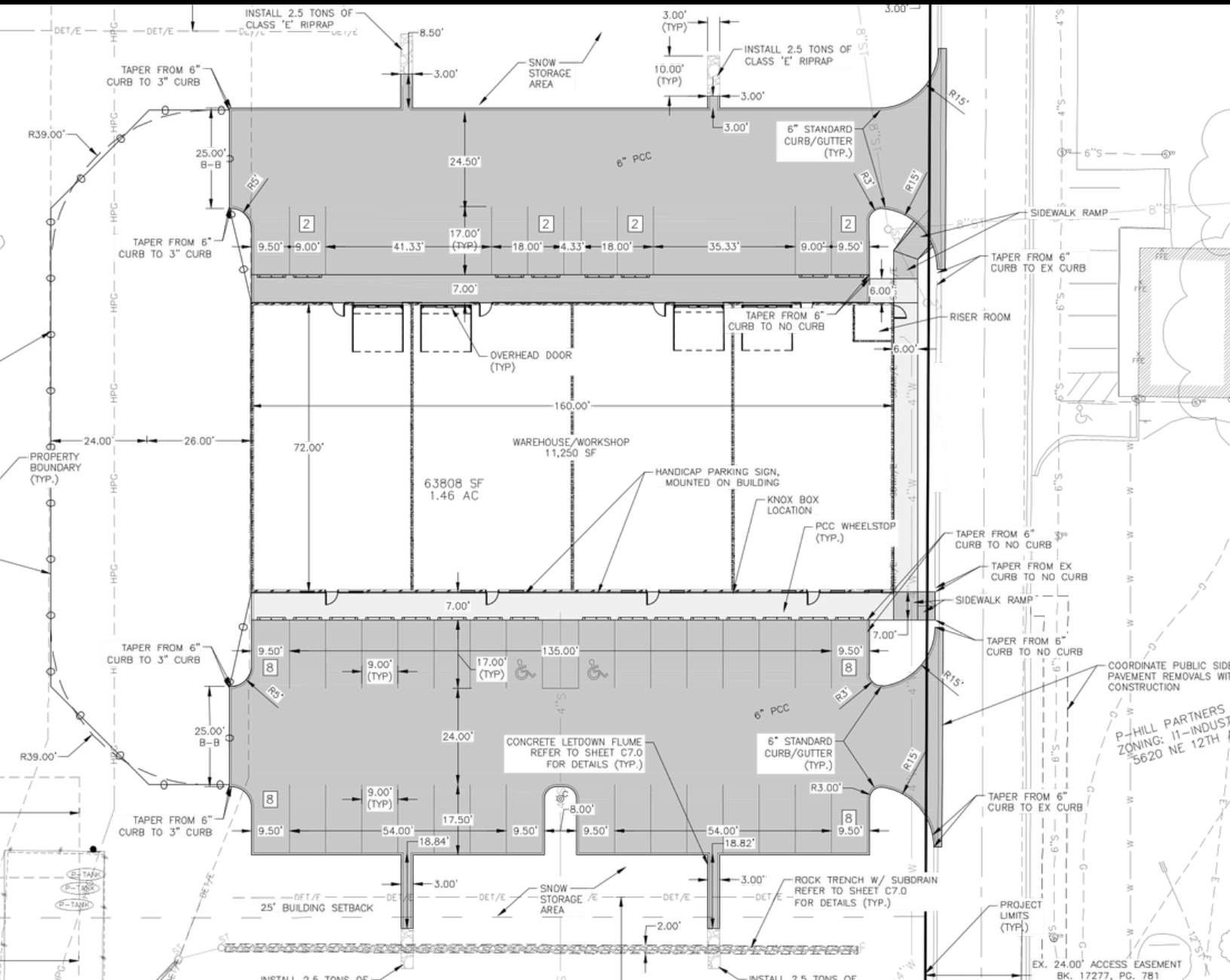
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SITE PLANS



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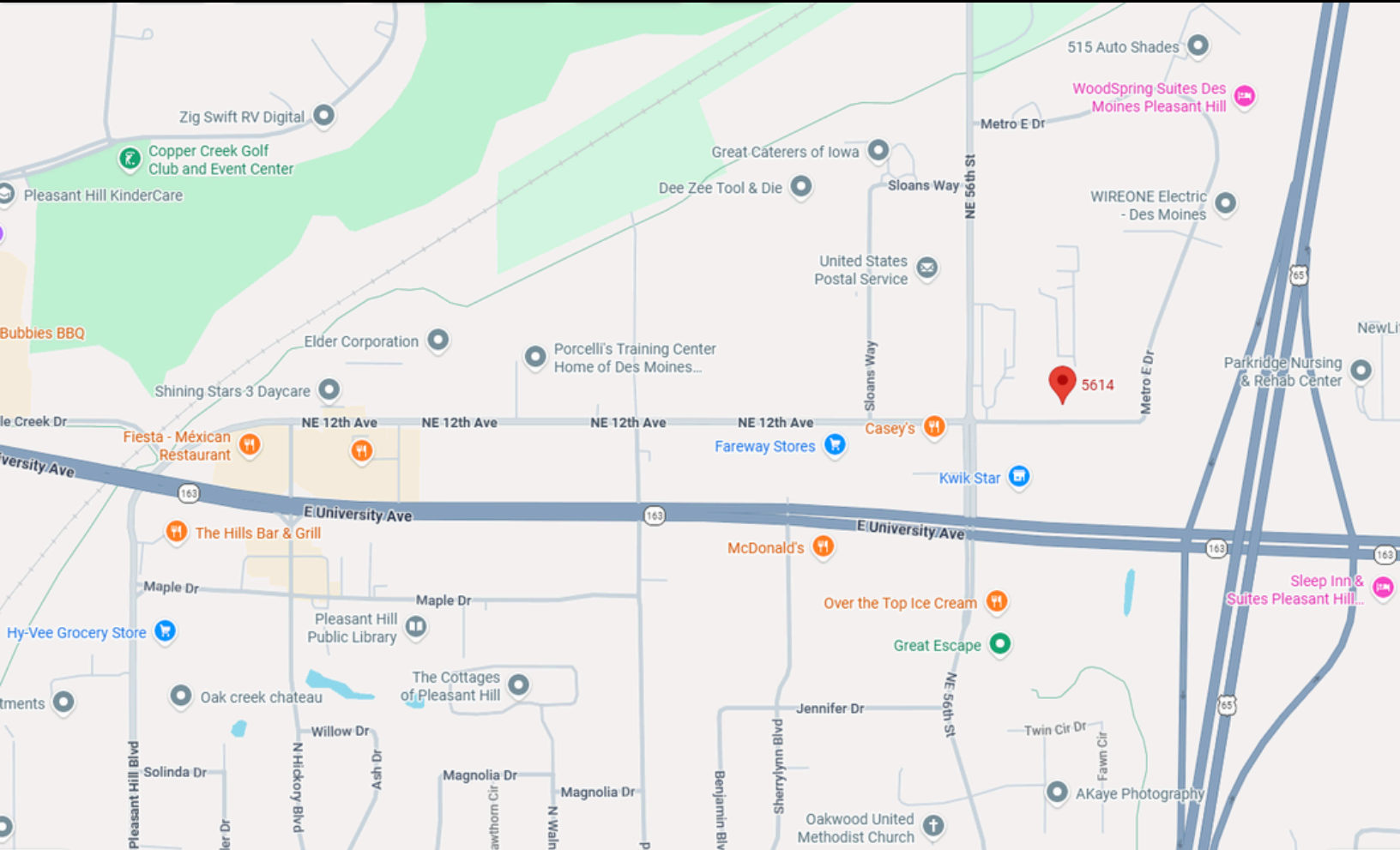
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SURROUNDING AREA ANALYTICS

Local Businesses:

- Fareway
- Casey's
- Hy-Vee Grocery
- Kwik Star
- Copper Creek Golf Course
- McDonald's
- Sleep Inn & Suites
- The Hills Bar & Grill
- Fiesta

Convenience:

- Just off E University Ave, the main road through Pleasant Hill
- Close proximity to HWY 65, on & off ramps

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