



FOR SUBLEASE

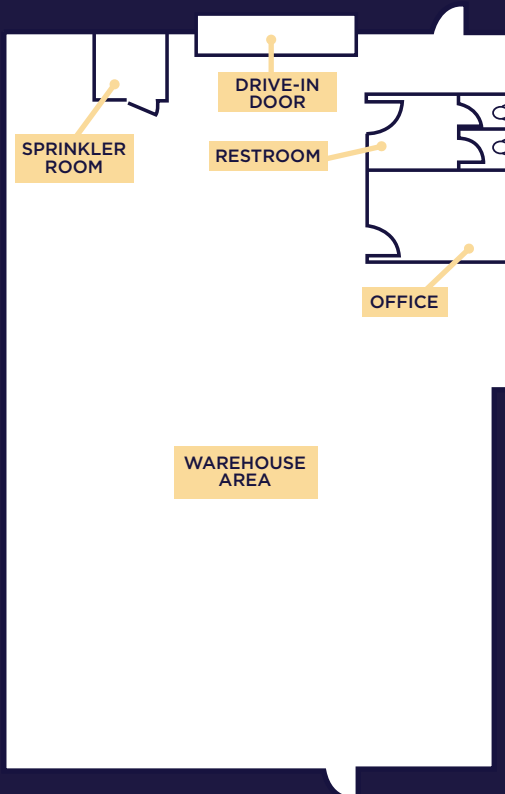
10506 JUSTIN DRIVE
URBANDALE, IA 50322

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

HIGHLIGHTS

FOR SUBLEASE: \$8.50 PSF NNN
ESTIMATED OPEX: \$5.03 PSF

- 3,293 SF
- Ability to go direct with Landlord
- Wide open fully conditioned warehouse with restroom and 1 office
- 12' drive-in door
- Lease Expiration: 01/31/2029
- Minutes from I-80/35
- Professional business park setting
- Ample parking
- Nearby businesses include: Kwik Star, Pancheros, Subway, Lifetime Fitness, Arby's, Wendy's, Casey's, Machine Shed



FLOOR PLAN

PROPERTY PHOTOS



AREA MAP



Great Clips **FIAT** **Jeep**

RAM **CHRYSLER**

 Mister **LIFETIME**

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,952	64,365	200,590
AVG. HH Income	\$115,461	\$111,194	\$109,412
Daytime Population	11,488	94,111	208,416

LOCATION



URBANDALE

is a rapidly growing area with ongoing residential and commercial developments, enhancing the potential for business growth.



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