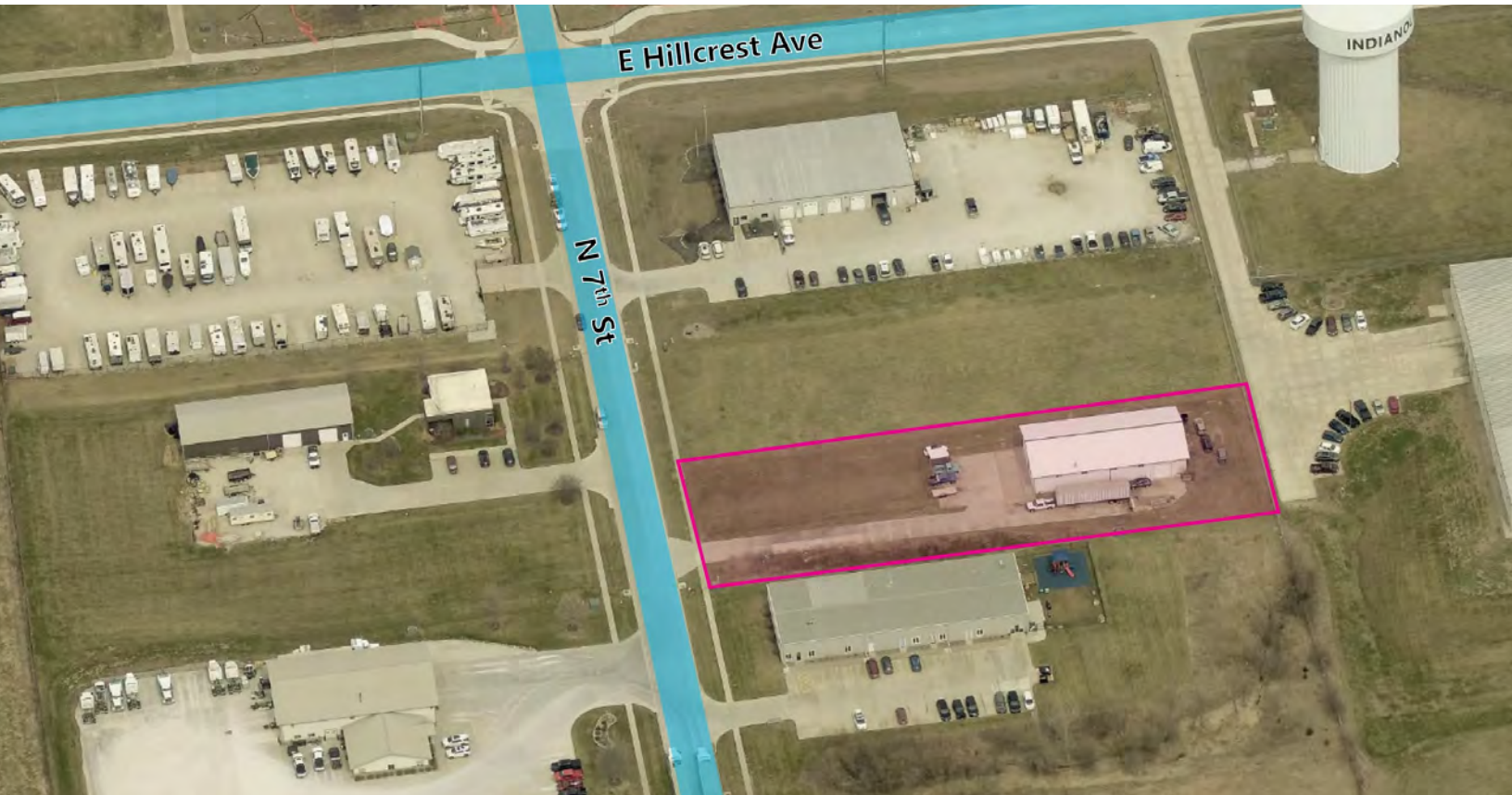




OFFERING SUMMARY

Sale Price:	\$625,000
Lease Rate:	\$10 PSF (NNN)
Building Size:	5,000 SF
Lot Size:	1.09 AC
Year Built:	2007
Zoning:	M-2

LOCATION OVERVIEW

Located within Hillcrest Industrial Park on the north side of Indianola, the property offers excellent access to US Highways 65/69 and Iowa Highway 92, providing convenient connectivity to the Des Moines metro. The property is well suited for an owner-user or investor seeking industrial space just outside the metro area.

PROPERTY HIGHLIGHTS

- Post-frame metal construction
- Functional layout with mezzanine office and storage space
- Exterior loading dock platform and 12' x 12' powered overhead door
- Property Taxes: \$7,114 (2025-26)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,328	5,376	6,640
Total Population	3,468	14,560	17,738
Average HH Income	\$102,964	\$96,079	\$98,420

LOCATECRE.COM

515.750.7500
5619 NW 86TH ST, #100
JOHNSTON, IA 50131

KEITH OLSON, SIOR, CCIM, ALC

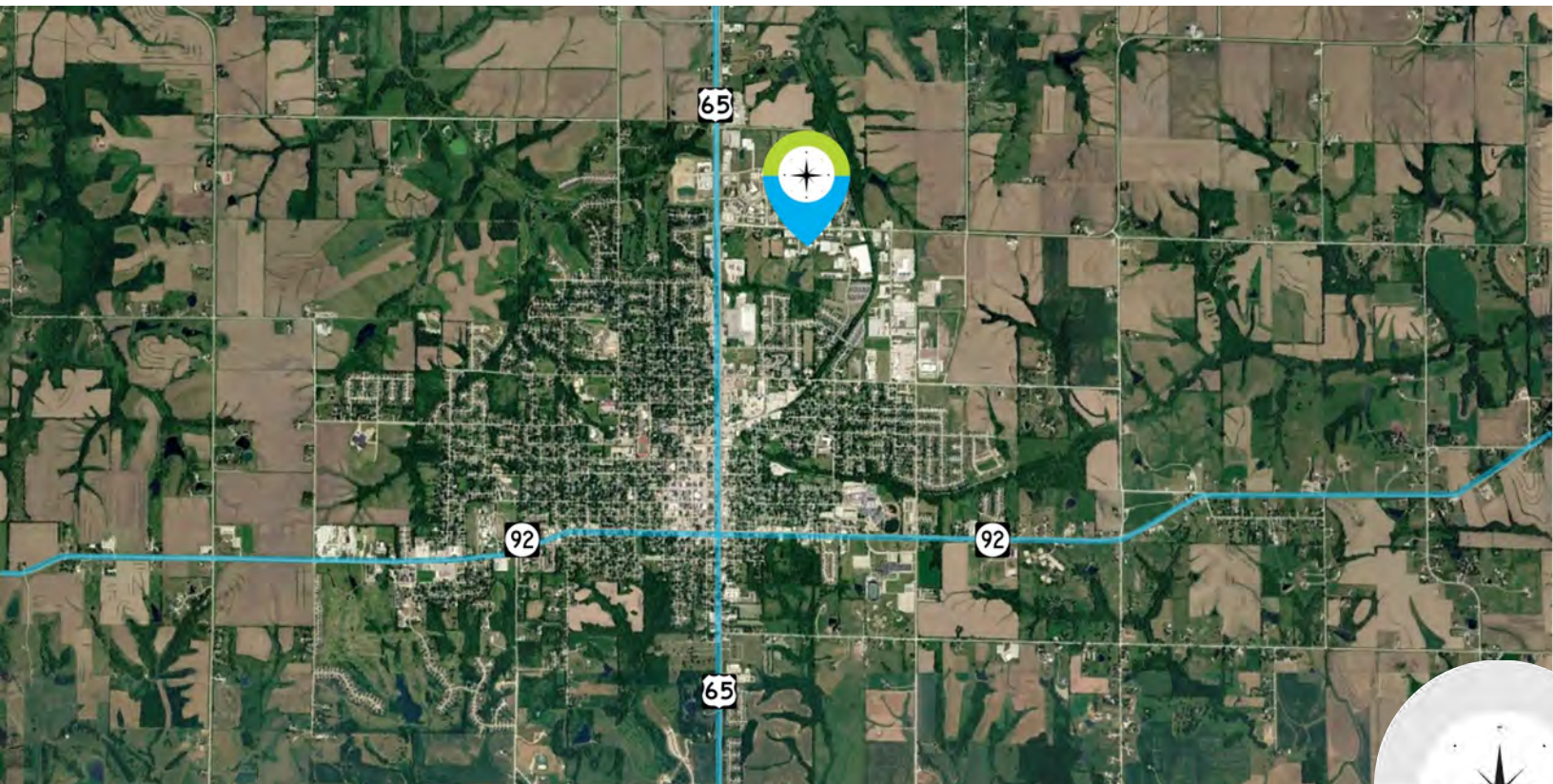
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