

**12,000 SF
FOR LEASE**

328

Corporal Roger
Snedden Dr

Boone, IA

CBRE



EXECUTIVE SUMMARY

328 Corporal Roger Snedden Dr is a well maintained industrial warehouse facility located in Boone, Iowa. The 12,000 SF building offers a clean, functional mix of office and warehouse space, well suited for warehouse, distribution, or light industrial users. With limited competing industrial inventory in the area, the property presents a strong opportunity for tenants seeking flexible space in an underserved market.

PROPERTY OVERVIEW

For Lease \$7.00 PSF Modified Gross
"Tenant only liable for utilities"

Building 12,000 SF

Office Space

- 4 Private Offices
- Conference Room
- Break Room
- Reception

Drive-In Door 5 - (12' x 12')

Clear Height 12' - 14'

Power 200 Amps, 240 V

Space Highlight Floor Drain & Wash Bay

INTERIORS



EXTERIORS





328

Corporal Roger
Snedden Dr



Harrison Kruse, SIOR, CCIM

First Vice President

+1 515 556 9168

harrison.kruse@cbre.com

Licensed in the State of Iowa

Ned Turner

Senior Associate

+1 515 371 0499

ned.turner@cbre.com

Licensed in the State of Iowa

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE