

For Sale or Lease

DENNY ELWELL COMPANY
Commercial Real Estate & Development

**CORPORATE OFFICE
WAREHOUSE FACILITY**

NEW SALES PRICE: \$3,700,000
26,320 SF



1545 Blue Sky Blvd
Huxley, Iowa 50124

FOR LEASE

8,320 SF up to 26,320 SF Available

Direct Interstate 35 Access

Located between Ames and Des Moines

Freestanding 18,000 SF Metal Frame Building

LEASE RATE: \$10.80 PSF/NNN

- 2018 Construction - 3.1 Acre Parcel
- 4,400 SF Two-Story Office
- 860 SF Roof Top Balcony
- 14,220 SF Warehouse: 25' Clear Ceiling Height, Crane Support, 6-Drive-in Doors (10' to 20' wide x 16' high), 1-Dock High Door, Trench Drains, Sprinkled, 600 amps/3 Phase Power
- Upscale Finishes, Very Good Condition
- Geothermal System

West Metal 8,320 SF Frame Flex Building

LEASE RATE: \$9.00 PSF/NNN

- 2018 Construction
- 4,480 SF 100% Climate Controlled with Office/Restrooms
- 3,840 SF Heated Shop Space
- 14' x 16' Drive-in Doors.
- 18' Clear Ceiling Height



dennyelwellcompany.com
515-964-1587

Darcy Gill
515.238.5793

DGill@DennyElwellCompany.com

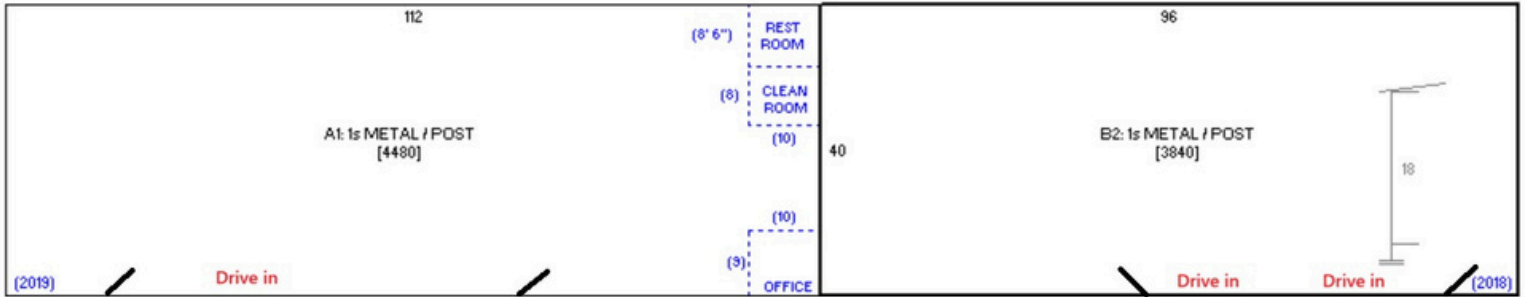


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Footprint & Photos
8,320 SF Building



2401 SE Tones Dr Suite 17 Ankeny, Iowa 50021
515.964.1587

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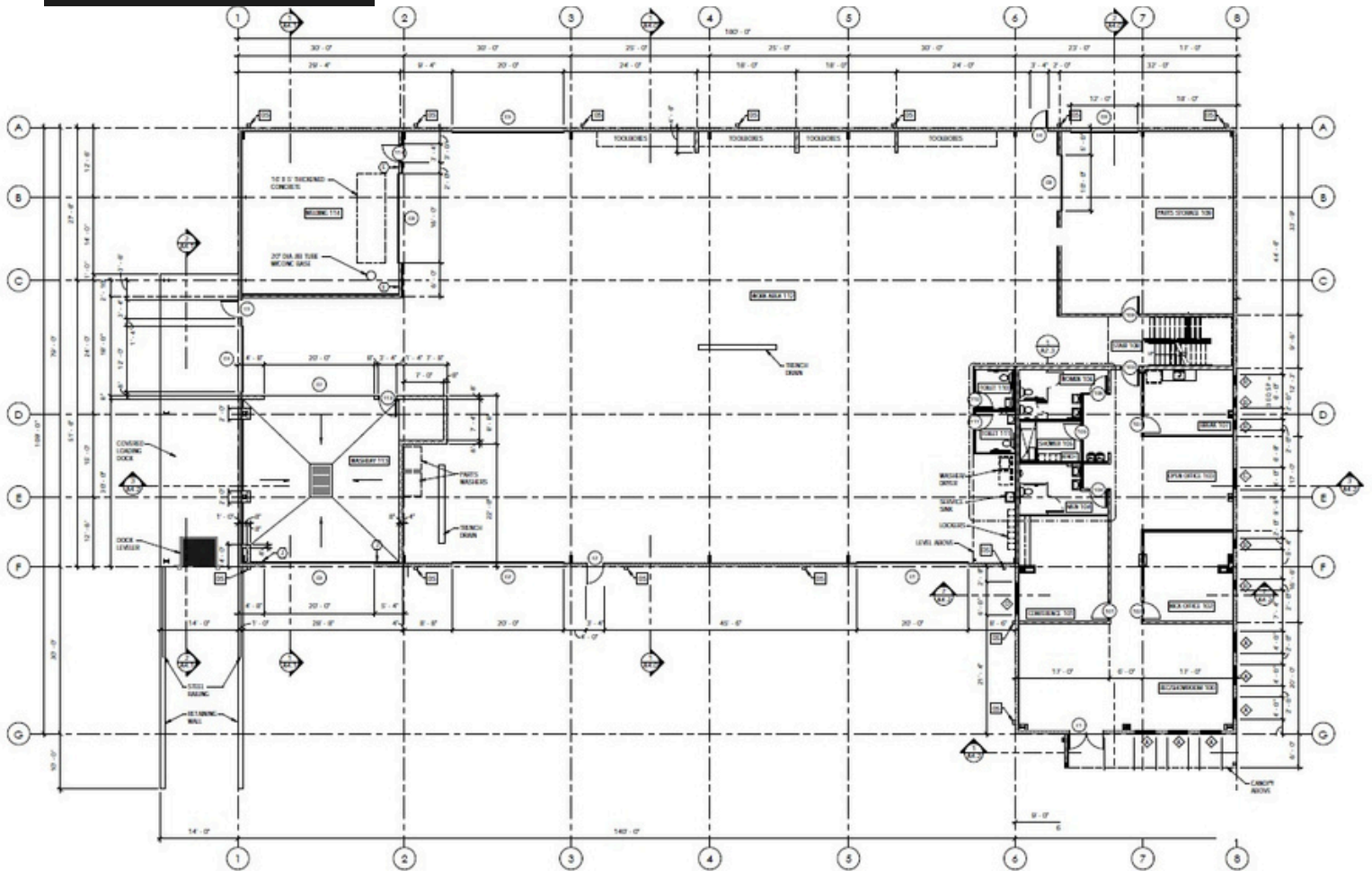
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Floor Plan
18,000 SF Building

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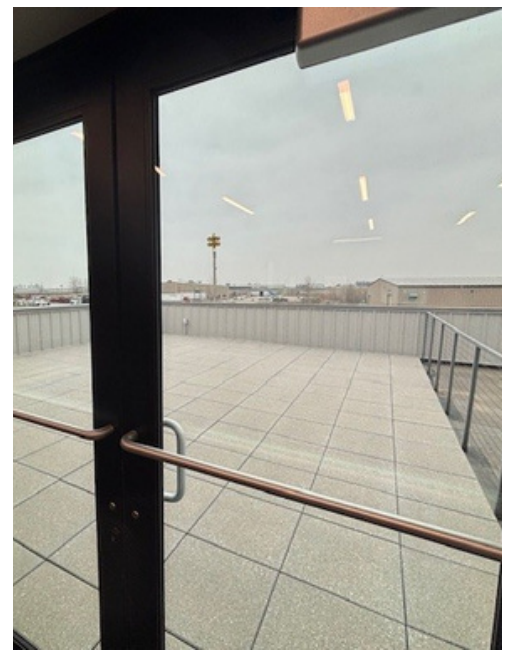
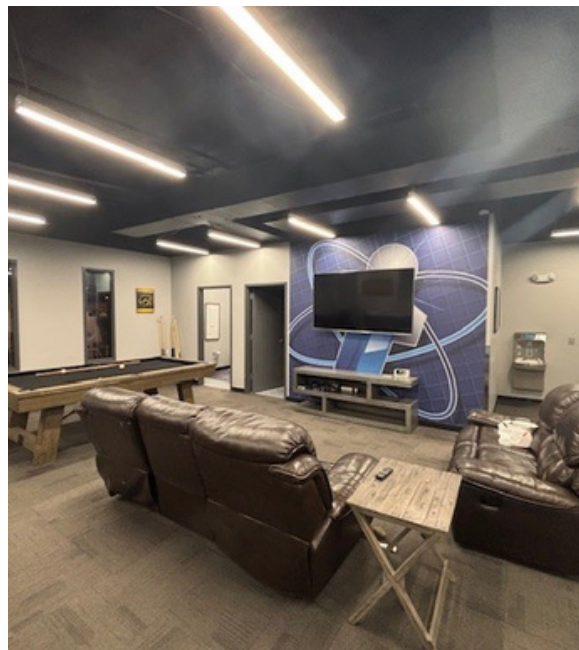
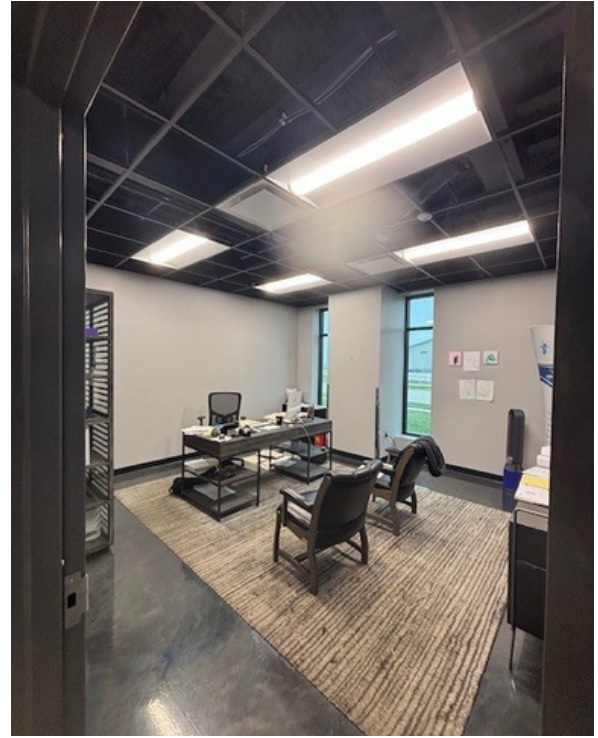


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Photos
18,000 SF Building, Office



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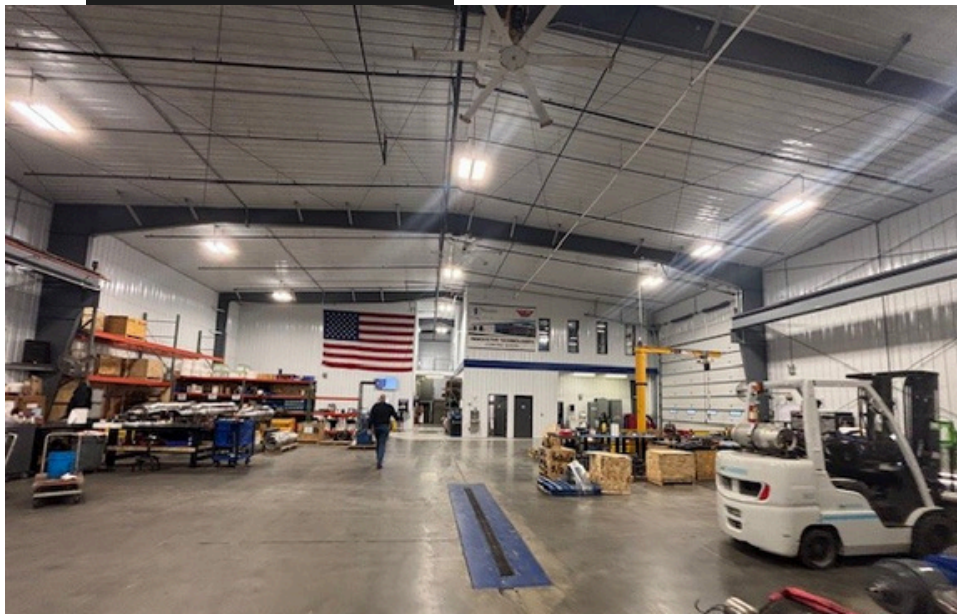
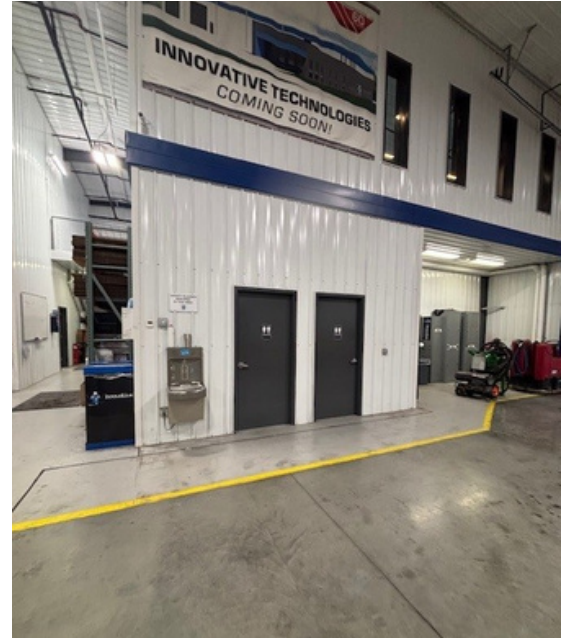
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Photos
18,000 SF Building, Warehouse

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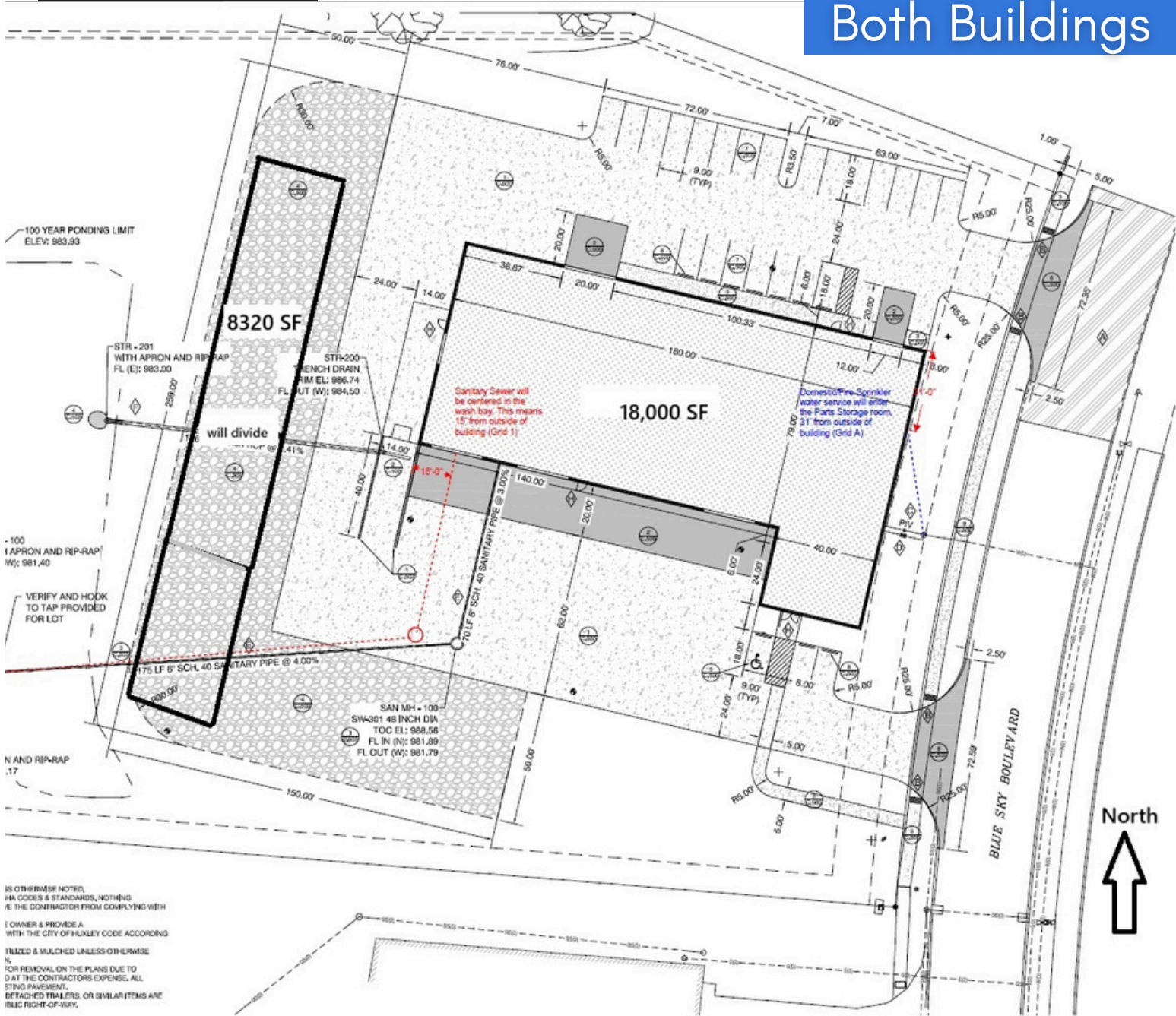


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Site Plan Both Buildings



BE OTHER/MSR NOTICE,
HA CODES & STANDARDS, NOTHING
IS THE CONTRACTOR FROM COMPLYING WITH
OWNER & PROVIDE A
WITH THE CITY OF HUXLEY CODE ACCORDING
TRAILED & MULCHED UNLESS OTHERWISE
FOR REMOVAL ON THE PLANS DUE TO
D AT THE CONTRACTORS EXPENSE, ALL
STING PAVEMENT,
DETACHED TRAILERS, OR SIMILAR ITEMS ARE
BASIC RIGHT-OF-WAY.

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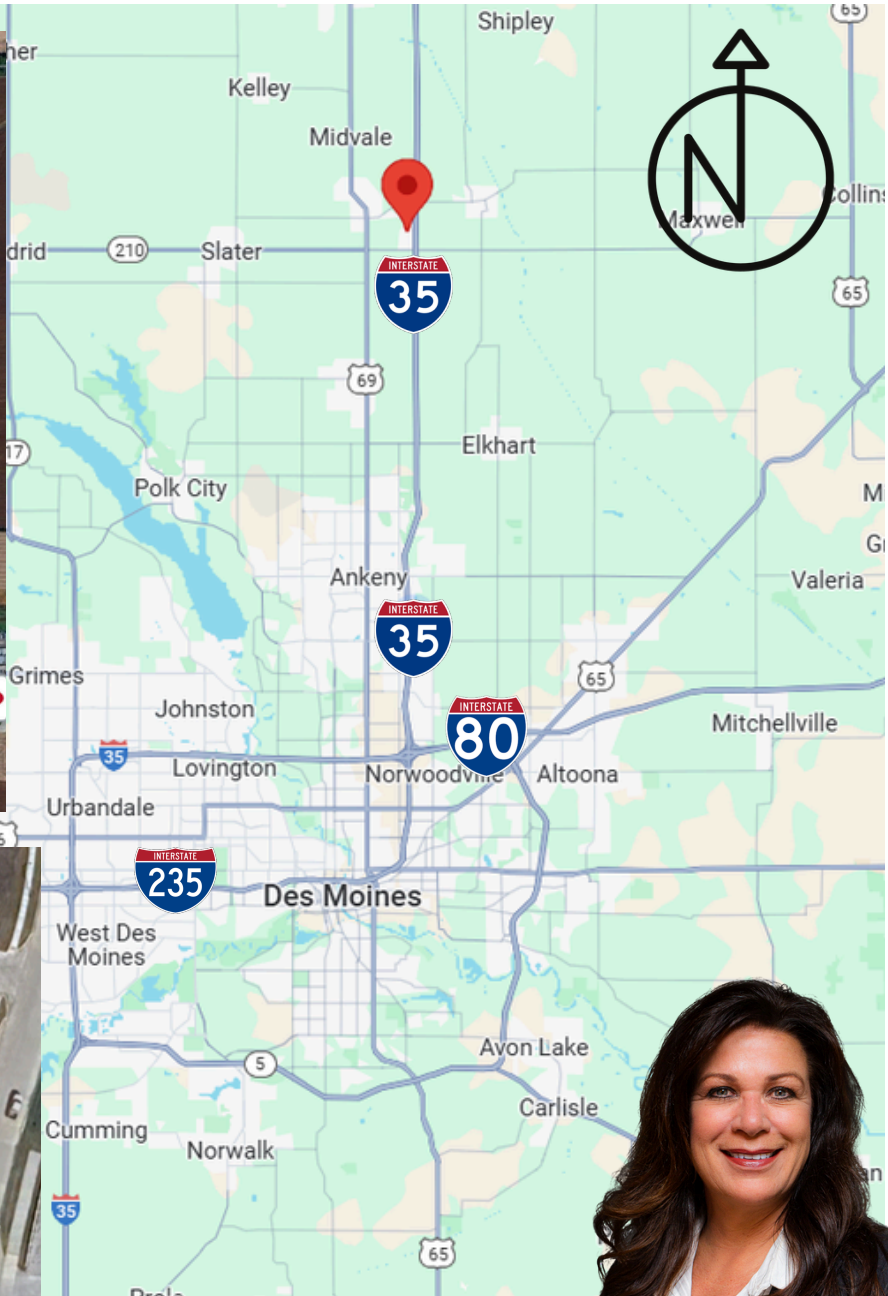
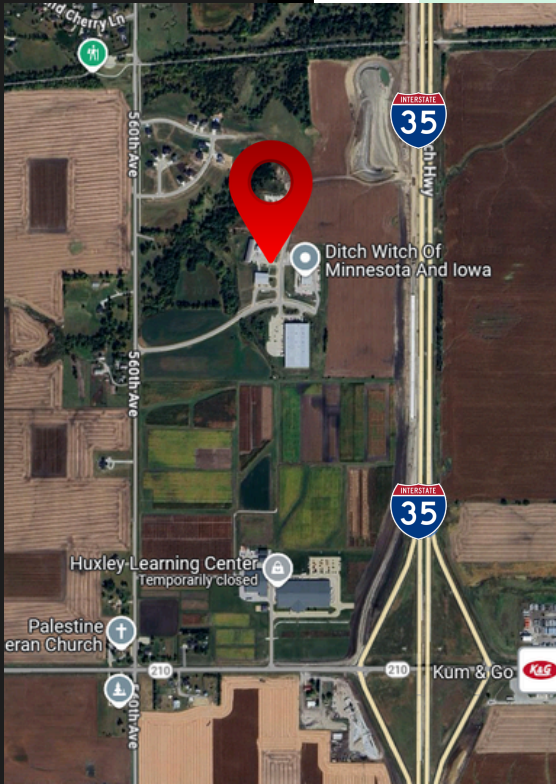
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