

LEASE

2077 ROSE ROAD

2077 Rose Road Madrid, IA 50156



OFFERING SUMMARY

Lease Rate: Negotiable (MG)

Building #1:

Clear Height: 16 ft

Door Height: 14 ft

Building #2

Available SF: 1,800 SQFT

Door Height: 10 ft

Building #3

Available SF: 1,800 SQFT

Sliding Doors: 19.5' X 9.25'

PROPERTY OVERVIEW

3 self-storage buildings available on 9.7 acres located just north of Madrid with outdoor storage availability. Perfect set-up for contractors with large equipment needing room for storage and large equipment. Owner will gravel and fence if needed for additional security.

Remodeled in 2023 with new siding, roof and doors



Matt Shaw
515 360 2247



**COLDWELL BANKER
COMMERCIAL**
MID-AMERICA

FOR LEASE

2077 ROSE ROAD
2077 Rose Road Madrid, IA 50156



Matt Shaw
515 360 2247



**COLDWELL BANKER
COMMERCIAL**
MID-AMERICA

FOR LEASE

2077 ROSE ROAD
2077 Rose Road Madrid, IA 50156



Matt Shaw
515 360 2247



**COLDWELL BANKER
COMMERCIAL**
MID-AMERICA

FOR LEASE

2077 ROSE ROAD
2077 Rose Road Madrid, IA 50156

City of MADRID IOWA



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	68	4,808	22,068
Average Age	39.2	44.1	40.1
Average Age (Male)	43.2	41.1	38.7
Average Age (Female)	35.5	45.2	40.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	25	2,017	8,909
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$99,558	\$82,664	\$95,967
Average House Value	\$232,006	\$191,215	\$228,310

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	0.0%	1.5%	2.5%

** Demographic data derived from 2020 ACS - US Census*

Matt Shaw
515 360 2247



**COLDWELL BANKER
COMMERCIAL**
MID-AMERICA