

**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



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