

For Lease or Build to Suit

DENNY ELWELL COMPANY
Commercial Real Estate & Development

FLEXSPACE



Elkhart Industrial Park

1403 NW Laurel St
Elkhart, Iowa 50073

- 5,000 SF up to 50,000 SF
- 3.55 Acre Parcel
- 14' Drive-In Doors
- Dock High Doors
- Office Built out to Suit Tenant
- 25' Clear Ceiling Height
- Outdoor Storage Available
- Lease Rate = \$10.00 to \$12.00 PSF, NNN
- Operating Expenses = \$1.50 PSF
- THREE-YEAR TAX ABATEMENT



dennyelwellcompany.com 515-964-1587

2401 SE Tones Dr Suite 17 Ankeny, Iowa 50021

The information contained herein is deemed reliable but not guaranteed by Denny Elwell Company
Licensed to sell real estate in the state of Iowa

Darcy Gill

515.238.5793

DGill@DennyElwellCompany.com

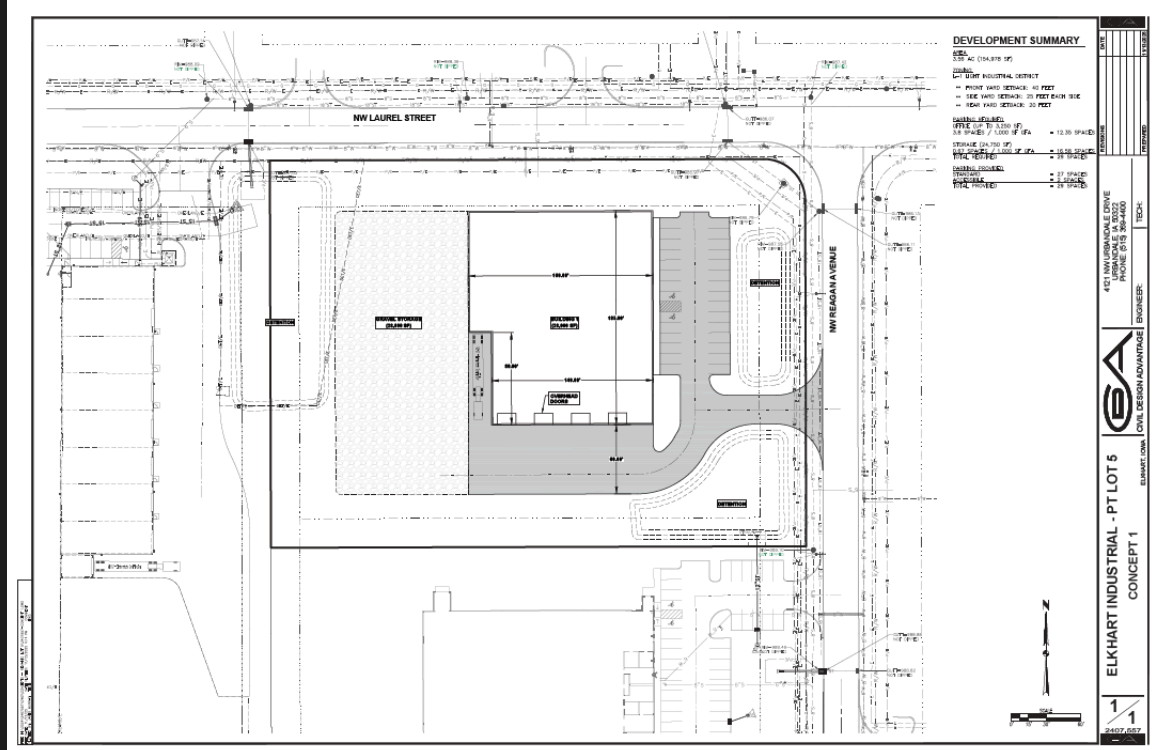
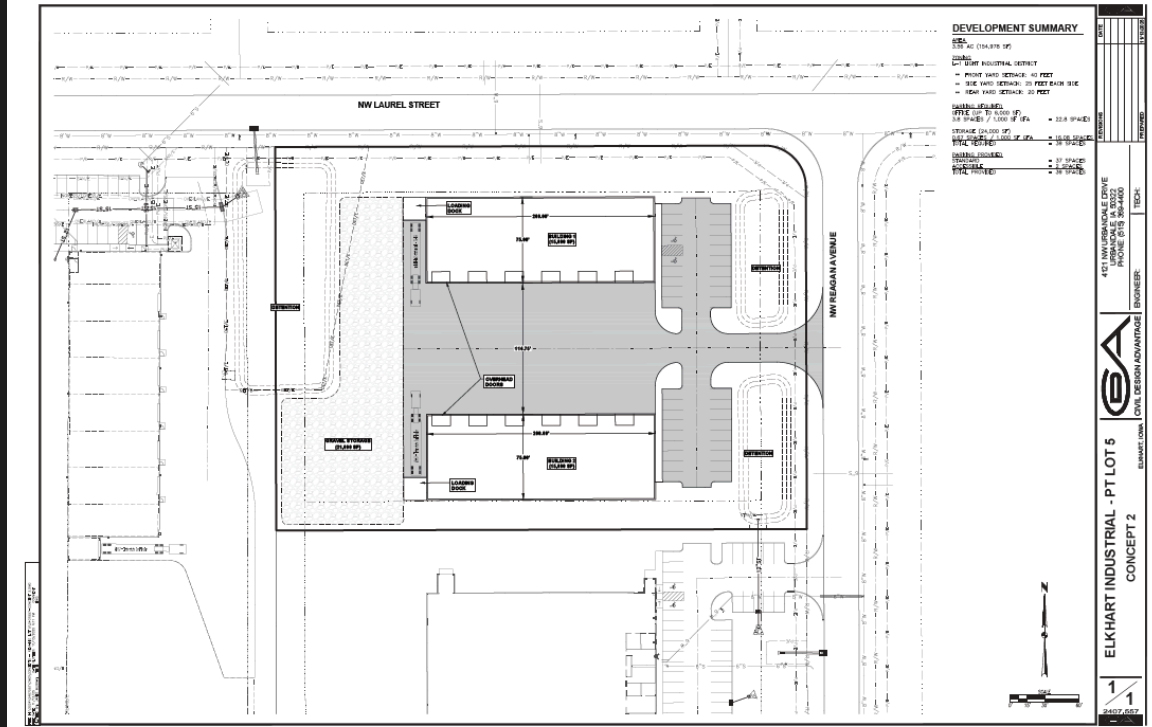


For Lease *or* Build to Suit

1403 NW Laurel St
Elkhart, Iowa 50073

Conceptual Site Plans

FLEX SPACE



dennyelwellcompany.com 515-964-1587
2401 SE Tones Dr Suite 17 Ankeny, Iowa 50021

Darcy Gill
515.238.5793



The information contained herein is deemed reliable but not guaranteed by Denny Elwell Company
Licensed to sell real estate in the state of Iowa

DGill@DennyElwellCompany.com