

SHOP OR WAREHOUSE FOR LEASE

**31 Dale Lee Drive Suites
PALO, IA 52324**



- New Construction Warehouse or Shop
- No HOA fees (Gross Lease)
- 40' x 60' with 16' Ceilings
- 12' x 14' Overhead Door
- 36" ADA Service Door
- Centered Box Floor Drain
- 200 AMP Electrical Service
- Fully Insulated

- Gas & Electric: Alliant
- Palo City Water & Sewer
- Contract Trash
- Palo Cooperative Phone, Internet, Cable
- Additional Outside Parking Available
- Minimum Lease of 1 Year
- Landlord will take care of CAM expenses including snow removal, lawn care, and master insurance policy.



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Immediate possession newly constructed commercial shop or warehouse space. 15 minutes from CR with easy access from HWY bypass. 40' x 60' shop with a 12' x 14' overhead door and ADA service door. NO HOA fees. Gross lease of \$1,500 per month or \$1,700 per month to add a bathroom. Amenities include full insulation, finished ceiling and walls, 200 AMP electrical service, and a centered box floor drain. Landlord pays for the master insurance policy, lawn care, and snow removal. Tenant pays utilities and trash. Road and approach will be paved. Additional parking opportunity. 1 year lease minimum. Floor plan and lease available.

OFFERING SUMMARY

- Additional Outside Parking Available
- Minimum Lease of 1 Year
- Landlord will take care of CAM expenses including snow removal, lawn care, and master insurance policy.

PROPERTY HIGHLIGHTS

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- 40' x 60' with 16' Ceilings
- 12' 14' Overhead Door
- 36" ADA Service Door
- Centered Box Floor Drain
- 200 AMP Electrical Service
- Fully Insulated
- Finished Walls and Ceilings
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