

18983

WENDOVER AVE

GRANGER, IA 50109

For Sale or Lease

Seller Financing Available

WAREHOUSE | 22,425 SF



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

// PURCHASE PRICE

\$ \$1,295,000

Seller financing available

// LEASE AVAILABILITY

SUITE 1: 2,100 SF

SUITE 2: 9,600 SF

OUTDOOR STORAGE AVAILABLE

Call broker for pricing

// PROPERTY FEATURES



OUTDOOR STORAGE

15 DRIVE-IN DOORS



DALLAS COUNTY ZONING

ZONED: LIGHT INDUSTRIAL



MULTIPLE BAYS

1/2 MILE TO HWY 141



480V/3PHASE POWER

LAND SIZE: 1.46 AC



OPTION TO PURCHASE
ADDITIONAL LAND TO THE WEST



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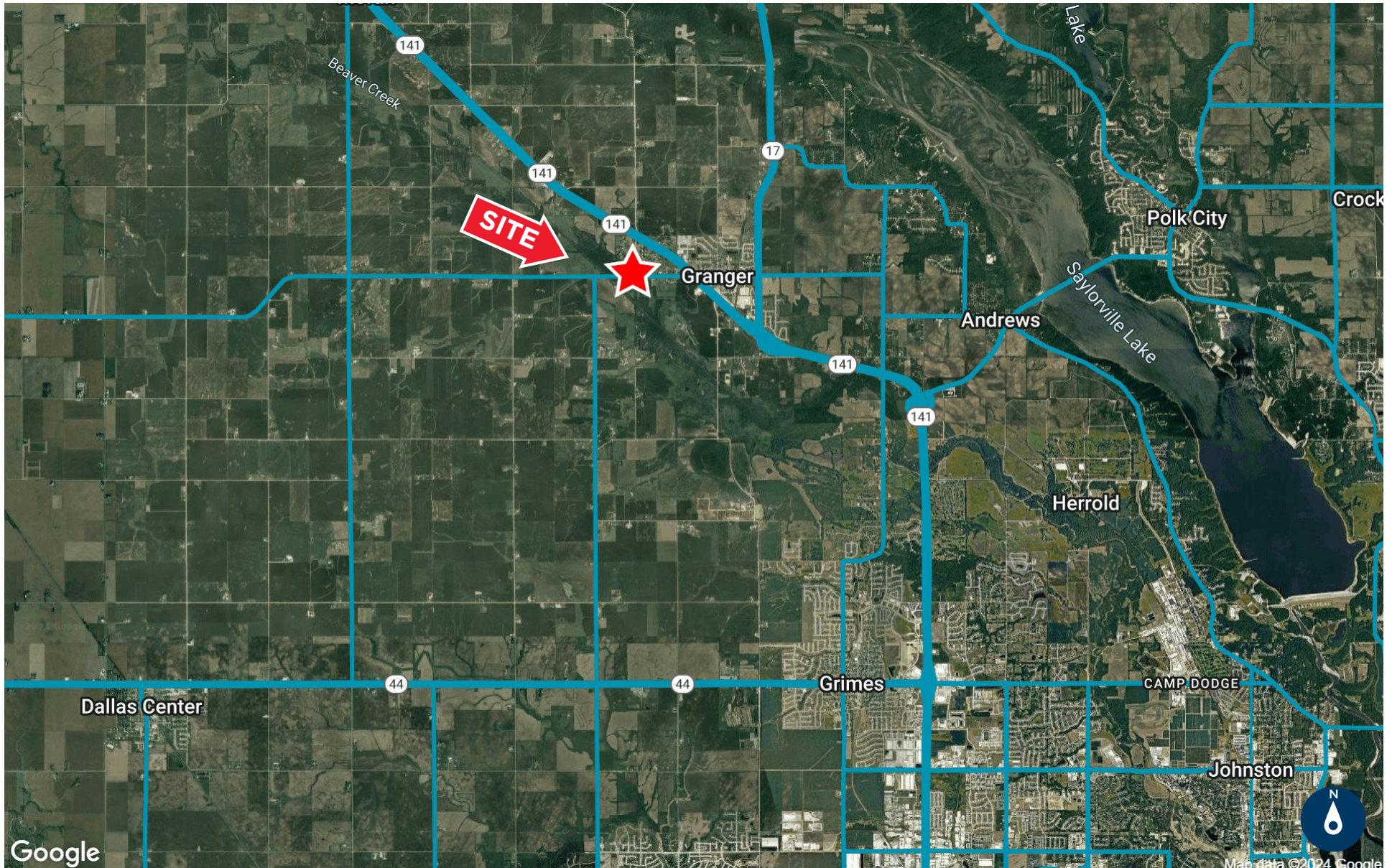
// RECENT IMPROVEMENTS

Site Work — Cleared and graded overgrown land along the west side of the property to maximize usable yard space. Installed asphalt millings throughout the expanded area to create a stable surface suitable for outdoor storage, equipment staging, and vehicle parking.

Interior — Opened up the warehouse floor plan to maximize clear-span usable space by removing all office framing, partition walls, and fixtures. Installed new high-efficiency LED lighting throughout the warehouse interior, improving visibility and reducing energy costs.



// LOCATION



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// GALLERY





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