

FOR
SALE/LEASE

9943 HICKMAN ROAD WAREHOUSE SPACE

URBANDALE, IOWA

High end finishes. Heated
and Air Conditioned units.
Easy access to I-35/I-80.

FOR MORE
INFORMATION
PLEASE CONTACT

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CBRE/Hubbell Commercial

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LISTING # 535262

CBRE | Hubbell
CB RICHARD ELLIS | COMMERCIAL



LEASE RATE: \$4.00 - \$7.00 psf Gross

SALE PRICE: \$2,600,000 (\$40.47/psf)

AVAILABLE SUITES:

- | | | | |
|----------------------------------|-----------|------------------|-----------------------|
| • Suite 100 | 4,893 sf | \$6.00 psf Gross | Heated Warehouse |
| • Suite 101 | 3,075 sf | \$4.00 psf Gross | Cold Storage |
| • Suite 102 | 17,312 sf | \$6.00 psf Gross | HVAC throughout suite |
| • Suite 106 | 8,000 sf | \$6.00 psf Gross | Heated Warehouse |
| • Suite 107 | 6,242 sf | \$7.00 psf Gross | HVAC throughout suite |
| • Suite 100 - 107 are contiguous | | | |

FEATURES:

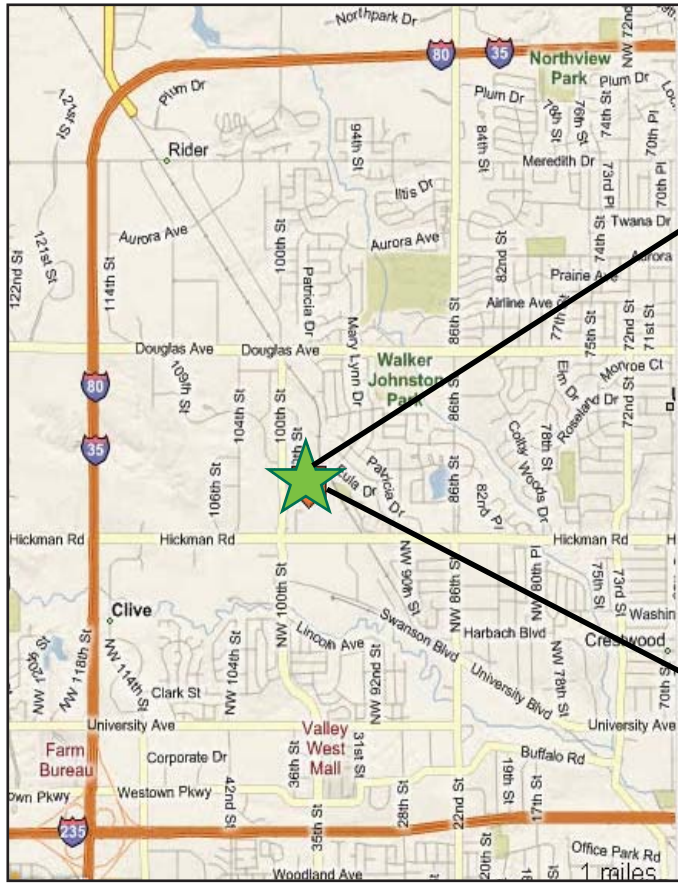
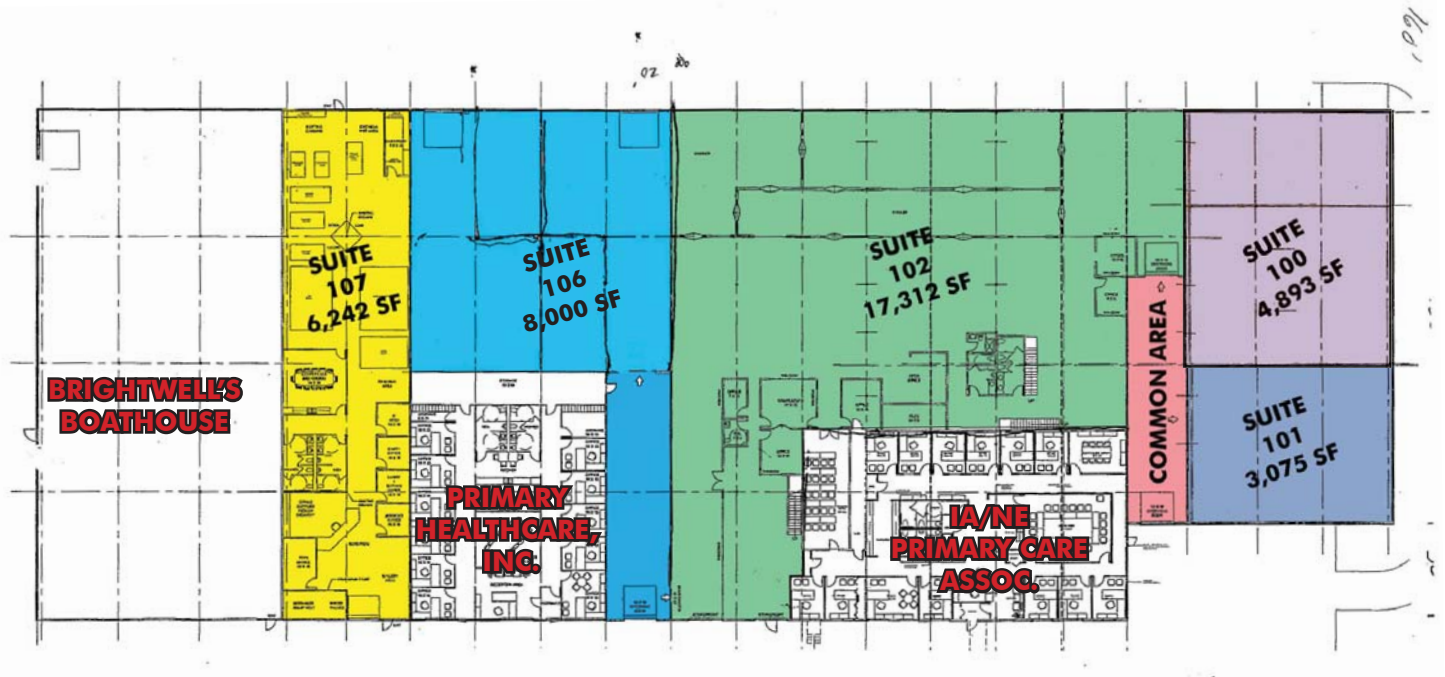
- 64,260 sq. ft. - 5.65 acres
- Remodeled in 2007
- Docks and Drive-ins
- High end finishes on existing buildout

For more detailed information, Buyers will be asked to sign a confidentiality agreement.

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