

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

**Rick Krause**

Senior Associate  
515.221.6671  
rick.krause@cbre.com

**Jared Ringus**

Sales Associate  
515.221-6648  
jared.ringus@cbre.com

**CBRE/Hubbell Commercial**

6900 Westtown Parkway  
West Des Moines, IA 50266

[www.cbrehc.com](http://www.cbrehc.com)

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 101 | 3,075 sf | \$4.00 psf Gross | Cold Storage          |
| • Suite 107 | 7,042 sf | \$7.00 psf Gross | HVAC throughout suite |

**FEATURES:**

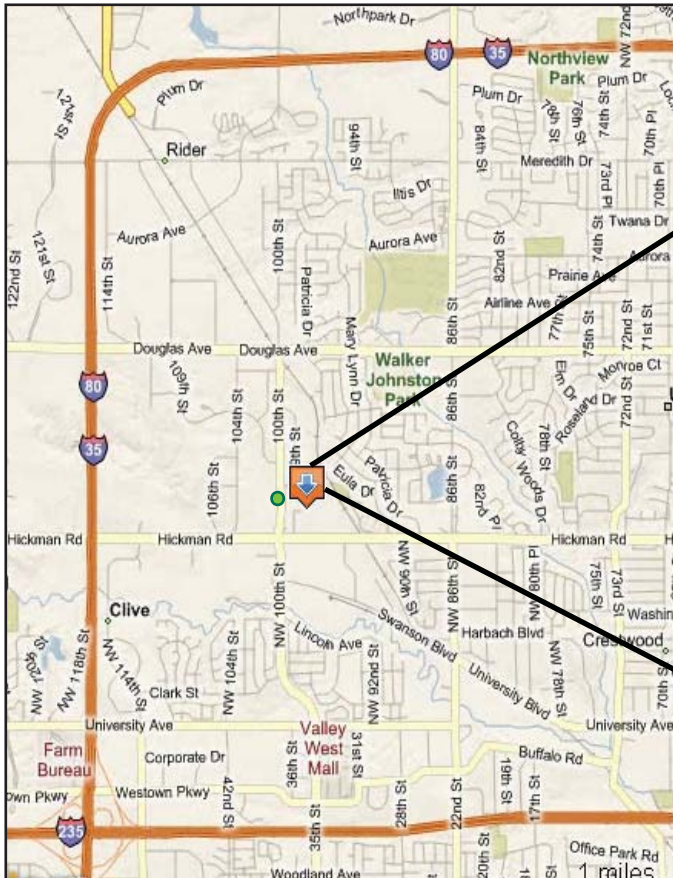
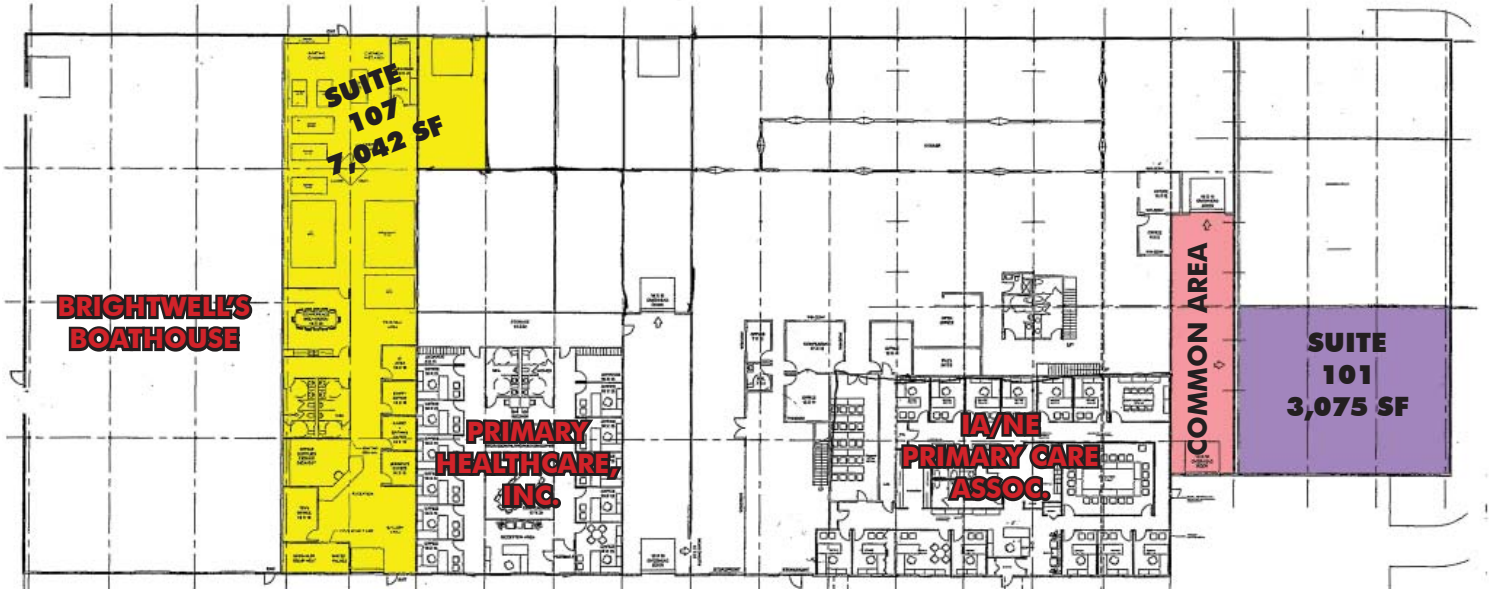
- 64,260 sq. ft. - 5.65 acres
- Remodeled in 2007
- Docks and Drive-ins
- High end finishes on existing buildout

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

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