



FLEX/INDUSTRIAL WAREHOUSE

For Sale or Lease

2826 HYATT CIRCLE AMES, IOWA

Jones Lang LaSalle
Americas, Inc.
License #:
CO508577000



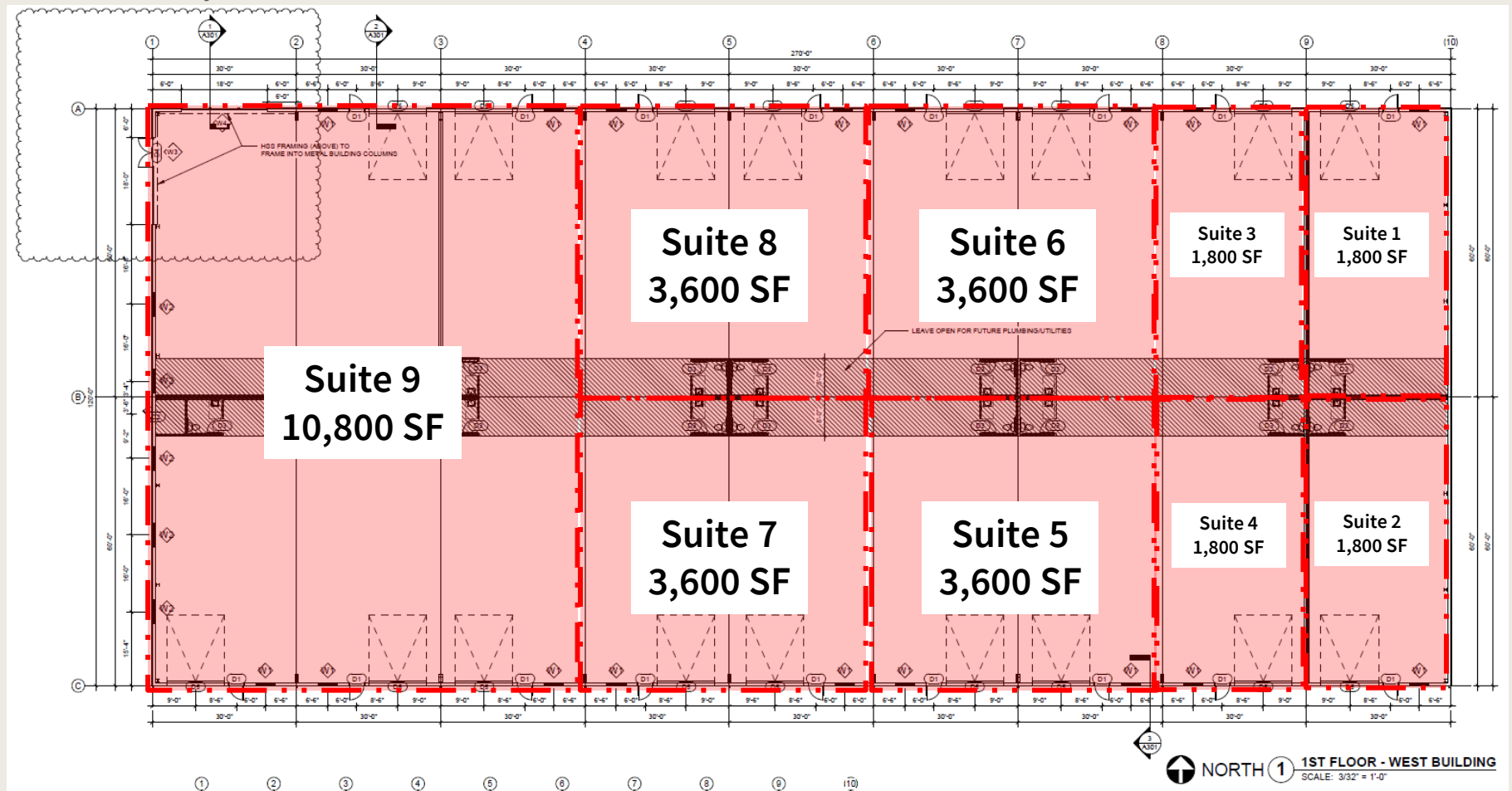
Contractor Bays

Lease Rate: \$2,000/month Modified Gross

Square Footage: 1,800 SF Bays (30' x 60')

- Bays can be increased in size by 1,800 SF increments
- 19' - 21' Clear Heights
- Reznor Heat
- 3 phase 200 Amp Panel
- 1 restroom per bay
- 1 drive-in doors per bay (12' W x 14' T)

Potential Layout



Large bay users

Sale price: \$3,400,000 (\$105 PSF; Full Building)

Lease Rate: \$9.00 NNN

Operating Expense Est: \$3.75 PSF

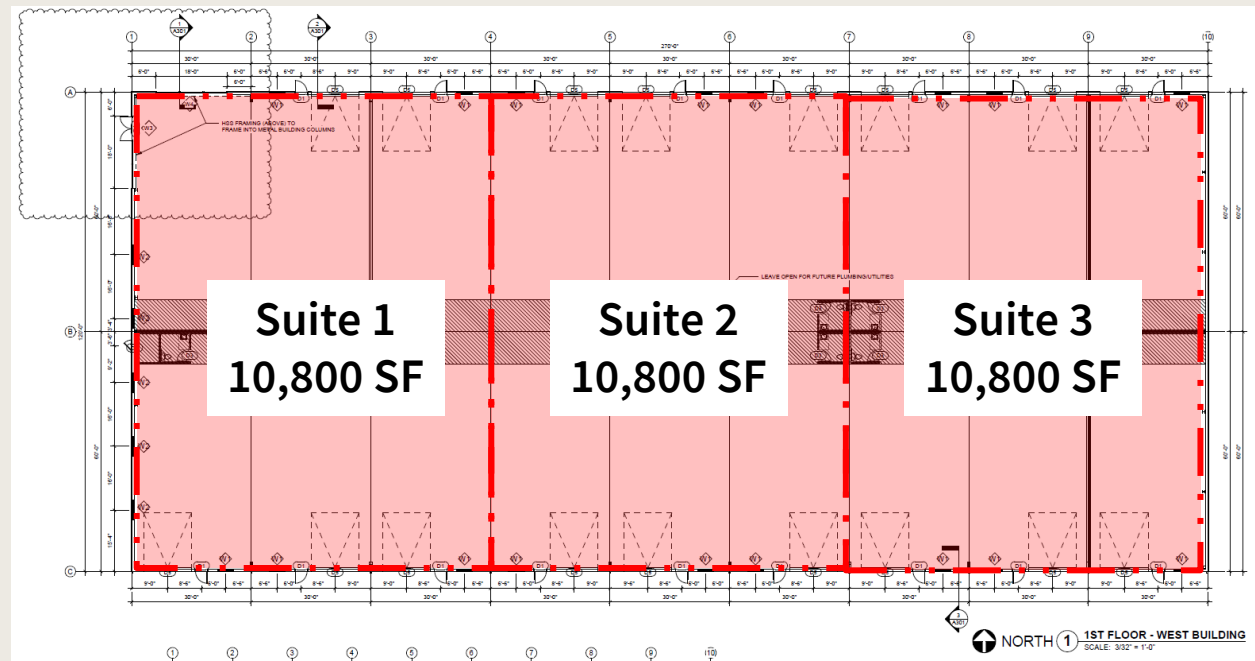
Square Footage: 10,800 - 32,400 SF

Bays can be increased in size by 1,800 SF increments

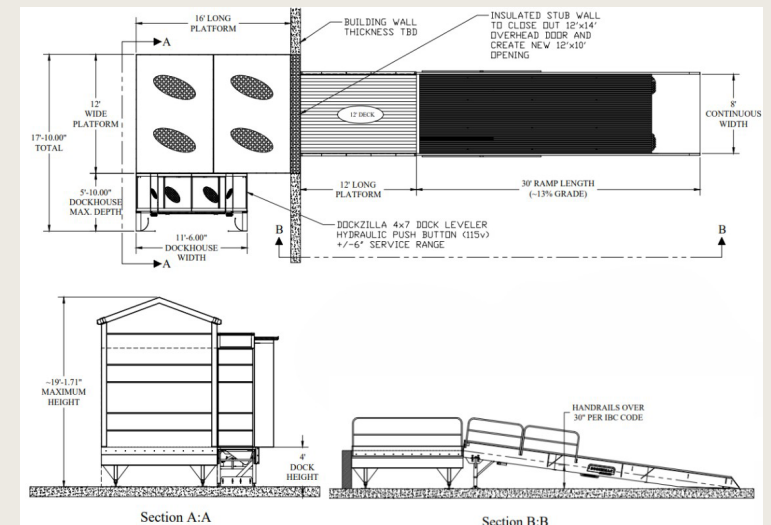
- 19' - 21' Clear Heights
- Reznor Heat
- 3 phase 200 Amp Panel
- Ability to add a dock door
- Landlord will provide a tenant improvement allowance for qualified tenants to build out the space to meet their desired specifications

Convenient location near Interstate 35 and Highway 30. Ample on-site parking that can be expanded if needed.

Potential Layout



FUTURE DOCK PLAN



PROPERTY OVERVIEW



Overhead doors:
12'x14'



Clear height: 19'-21'



Power: 3-phase 200
amp panel per bay



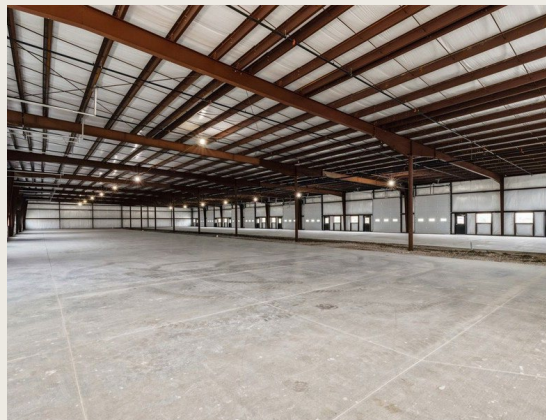
Lighting: LED Lighting



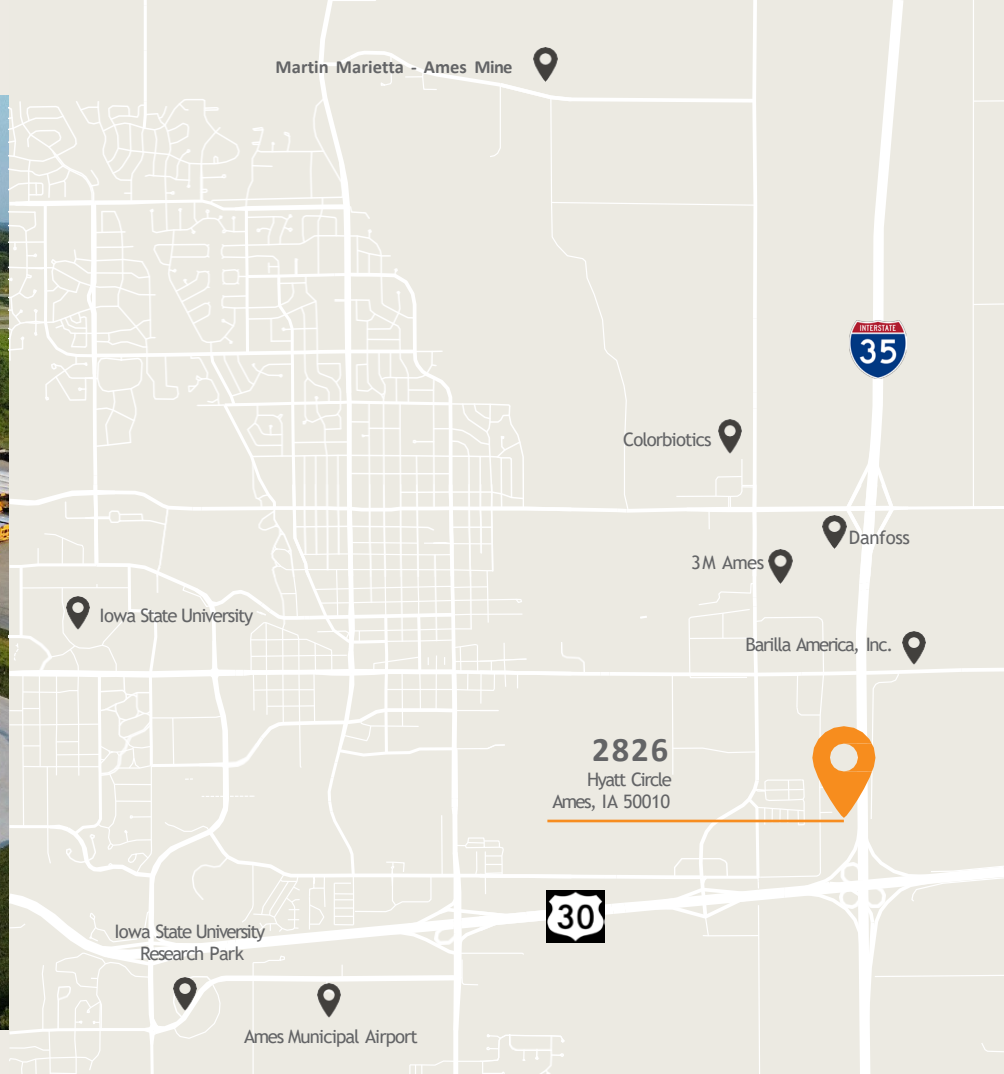
Heating: Reznor



Parking: Ability for
100+ parking stalls



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Marcus R. Pitts, CCIM, SIOR
Senior Managing Director
+1 515 556 4727
marcus.pitts@jll.com

Austin Hedstrom, SIOR
Executive Vice President
+1 515 414 1767
austin.hedstrom@jll.com

Tanner Hedstrom
Vice President
+1 515 745 2734
tanner.hedstrom@jll.com

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