

JLL SEE A BRIGHTER WAY

## For lease

Flex industrial space available in Urbandale with outdoor storage.

16,100 SF

## 4410 Merle Hay Rd Urbandale, IA 50322

## **Property Overview**

- Lease Rate: \$10 PSF NNN
- Est. OPEX: Contact Broker for additional details
- Zoning: Highway Commercial C-H
- +/- 1ac of Outdoor Storage.
- Built out office/meeting space and ample storage space.
- Turnkey automotive use with paint booth in place (can be removed).
- Floor drains in place.

Nick Anderson nicholas.anderson@jll.com +1 515 729 6015 Thomas Edwards thomas.Edwards@jll.com +1 515 802 4684

Tanner Hedstrom
<a href="mailto:tanner.hedstrom@jll.com">tanner.hedstrom@jll.com</a>
+1 515 745 2734















## 4410 Merle Hay Road

Urbandale, Iowa 50322



Nick Anderson nicholas.anderson@jll.com +1 515 729 6015 Thomas Edwards
<a href="mailto:thomas.Edwards@jll.com">thomas.Edwards@jll.com</a>
+1 515 802 4684

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

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2023 Jones Lang LaSalle IP, Inc. All rights reserved.