

4410 Merle Hay Rd  
Urbandale, IA 50322

# For lease

*Flex industrial space available in  
Urbandale with outdoor storage.*

## 22,220 SF

### 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.

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**Thomas Edwards**

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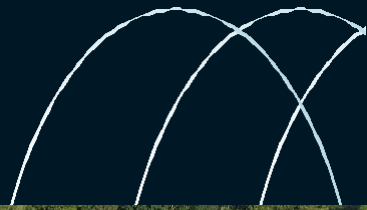
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**Tanner Hedstrom**

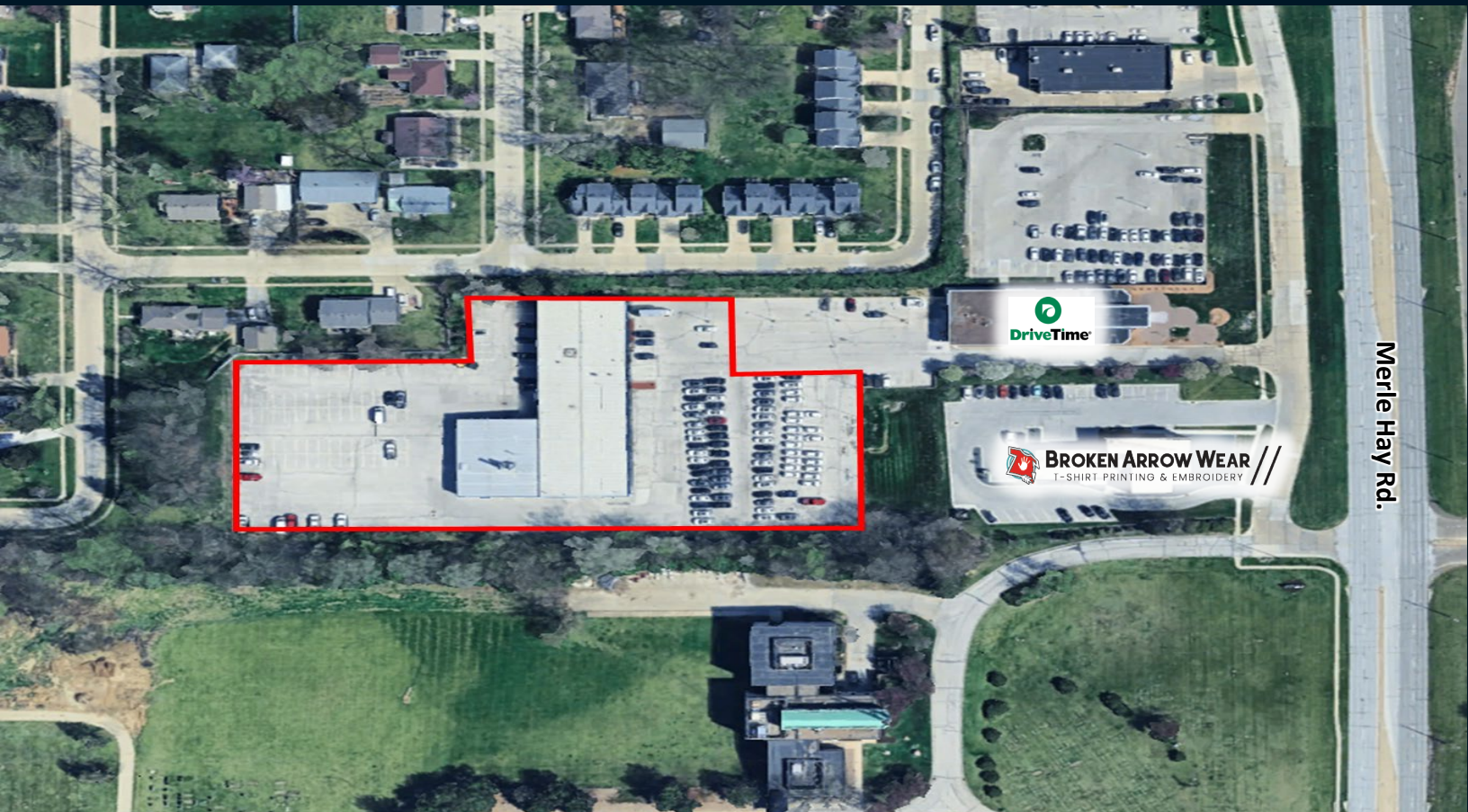
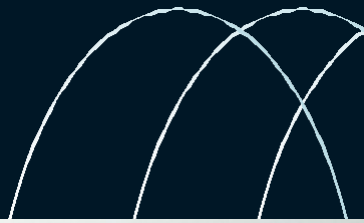
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