



 **JLL** SEE A BRIGHTER WAY

# For sale or lease

238 Alexander Avenue  
Ames, Iowa 50010

## Overview

A rare opportunity to own a 16,700 SF industrial facility in Ames, featuring office and warehouse/shop, flexible loading, excess land for expansion or outdoor storage, and premier access to I-35, Highway 30, and Iowa State University's business and talent ecosystem.

**16,700 SF on 2.16 AC**  
Rare Ames industrial owner-user opportunity



### Operate today with future expansion/ outdoor storage

- Excellent building-land ratio
- Efficient loading configuration
- Ample onsite parking
- Prime location
- Outdoor storage permitted subject to city requirements

#### Zoning

GI - General Industrial zoning permits outdoor storage

#### Drive-ins

2 (14' x 14') & (14' x 12')

#### Dock-doors

3 (8' x 8'), (8' x 10') & (10' x 12')

#### Clear height

16'

#### Parking

32 spaces

**\$1,800,000**

Sales price

**\$8.00/SF NNN**

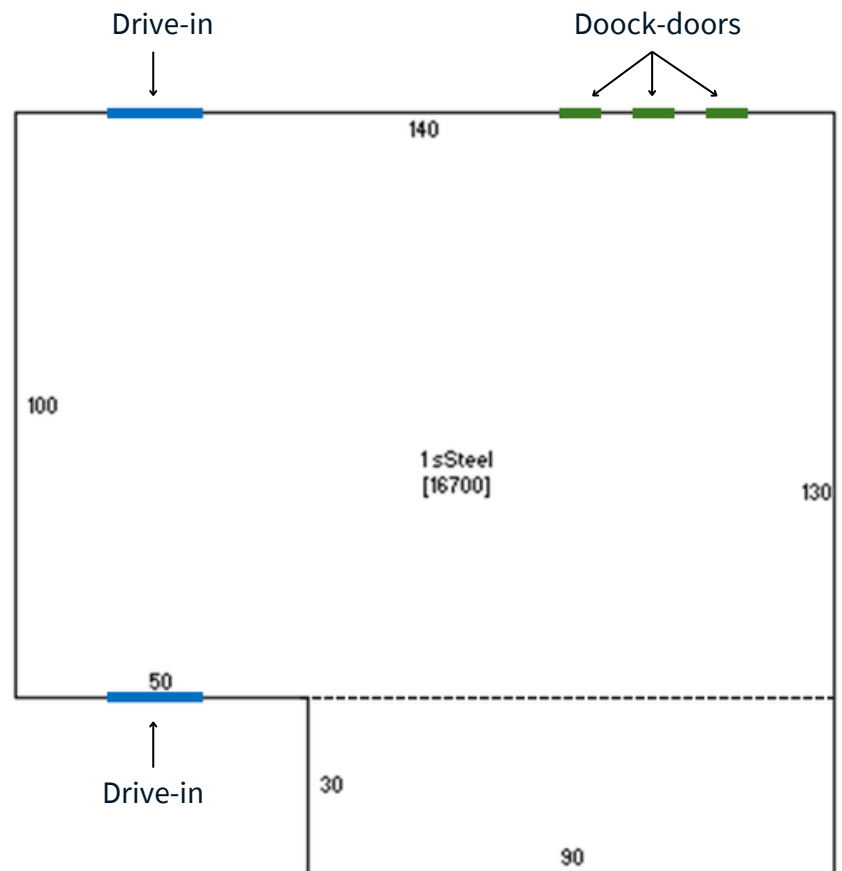
Lease rate

## Floorplan

- 2,700 SF office space
- 14,000 SF open warehouse

### Functional, flexible, & efficient

This expansive, open floorplan provides maximum flexibility for a user, allowing efficient workflow, streamlined operations, easy equipment layout, and scalable storage to support evolving business needs, with the office component providing a professional environment for administrative functions or management oversight.



## Outdoor storage



## Interior office + warehouse



## Why Ames

Ames, Iowa is one of the Midwest's most dynamic business and innovation hubs, strategically located along the I-35 corridor with convenient access to Des Moines, Minneapolis, Kansas City, and Omaha. Home to Iowa State University, Ames benefits from a highly educated workforce, nationally recognized research programs, and a strong pipeline of engineering, technology, manufacturing, and agricultural talent. Join major employers, such as 3M, Barilla, BASF, Boehringer Ingelheim, Danfoss, Syngenta, and many more in a premier market.

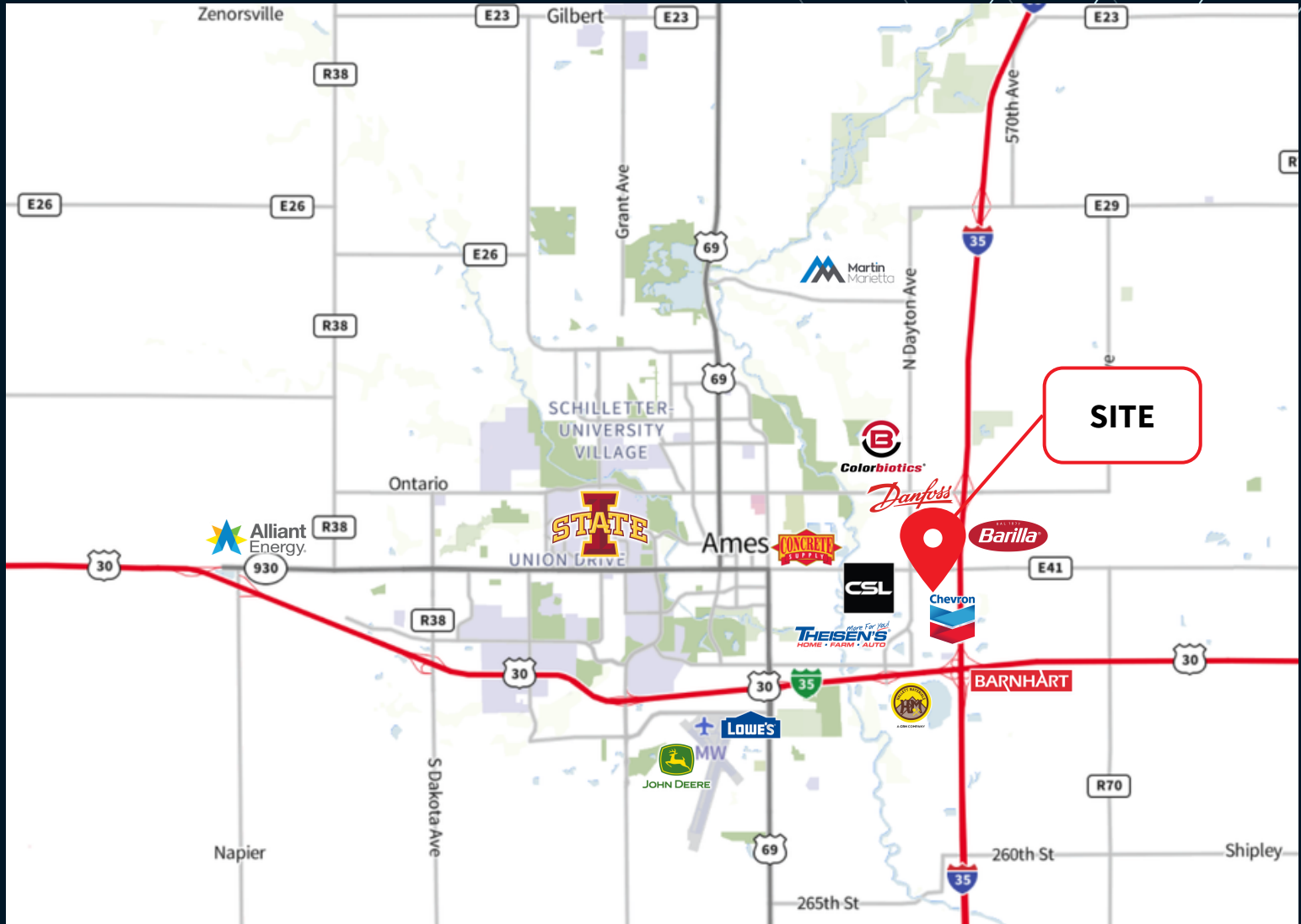


## Ames demographics

|                                 | 3 mile   | 5 miles  | 10 miles |
|---------------------------------|----------|----------|----------|
| <b>Total population</b>         | 17,348   | 60,308   | 91,075   |
| <b>Total daytime population</b> | 31,062   | 73,208   | 98,272   |
| <b>Total households</b>         | 8,464    | 22,736   | 35,426   |
| <b>Avg. household income</b>    | \$83,447 | \$87,385 | \$96,017 |

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Contact brokers for  
additional information

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