

# 117 AND 117.5 N. SHERMAN STREET, STUART, IA 50250



## WAREHOUSE/SHOP BUILDING AVAILABLE FOR SALE OR LEASE

*Sale Price: \$175,000*

- Building Size: 5,000 SF
- Lot Size: 11,850 SF
- Drive-In Doors: 3
- Ceiling Height: 16'
- Lease Terms: 3-5 Years

**PRICE  
REDUCED!**

*Lease Rate: \$3.72/SF MG - 2,500 SF  
\$3.00/SF MG - 5,000 SF*

- Brand new building previously used for an auto shop and car restoration. Property is in excellent condition, heating has in floor thermal heat. Shop space is air-conditioned and heated. 150 SF office space.
- Excellent opportunity to lease or purchase a new building.
- Building has insulated ceiling and side walls.
- Property is located in Stuart, 30 minutes west of Des Moines

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