

# 5475 NW BEAVER DRIVE, JOHNSTON, IA 50131



## *Industrial Building For Lease*

- 12,100 SF total  
10,100 sf of warehouse space and 2,000 SF of office space
- 2 dock doors and 1 drive-in doors
- Electric Power: 230 - 3 Phase 400 - Amp Service
- Parking:  
29 Parking spaces - 17,548sf - paved  
Yard (grass) - about 30,000 sq ft.
- Lease Terms: 5 Years

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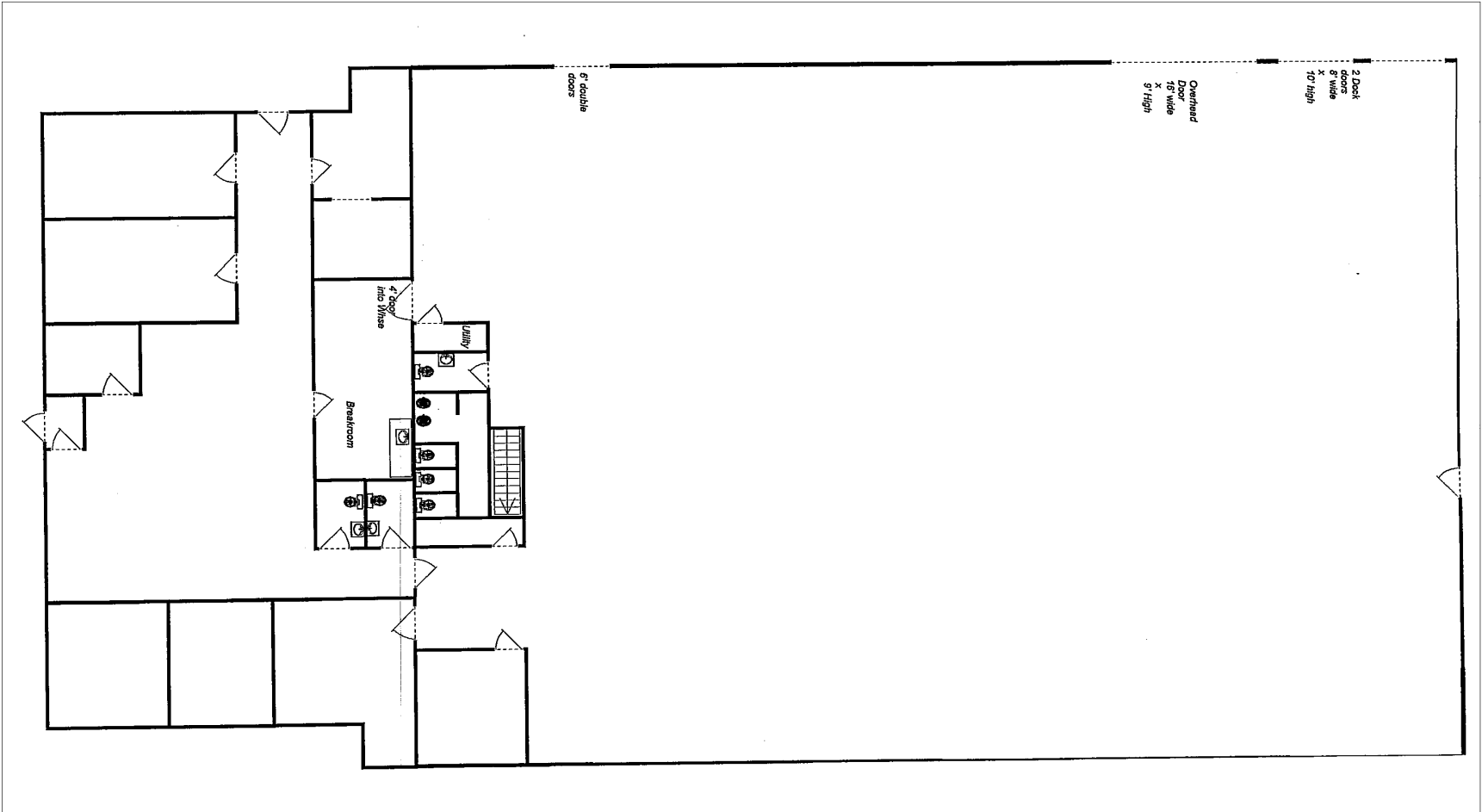
## *Lease Rate: \$4.25/SF NNN*

- Building is in good condition
- Located on high and dry ground
- Possible lease to own
- Excellent location just north of I-80/35 at Merle Hay Road interchange. to NW 54th (Johnston Drive) to Beaver Drive

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## Property Information:

### 5475 NW Beaver Drive

Space Total:

12,100sf :

10,000sf Warehouse, Large restroom, one small restroom

2,100sf Office

Office:

Reception area, Offices, Conference, Break-room & two Restrooms

Warehouse:

Exterior Entry:

2 – loading dock door

1 - drive-in Overhead-doors

3 – utility/maintenance doors

Interior Clear Height:

14' at center

13'6" side-wall

HV/AC:

Forced Air -- Fully Air Conditioned

Electric Power:

230 - 3 Phase

400 - Amp Service

Parking:

29 Parking spaces - 17,548sf - paved

Yard (grass) - about 30,000 sq ft.

