

6523 MERLE HAY ROAD, JOHNSTON, IA 50131



Flex Building Available For Sale or Lease

- Building Size: 11,992 SF
- Lot Size: .866 Acres
- Sale Price: ~~\$650,000~~ **\$625,000**
- Lease Rate: ~~\$4.50/SF NNN~~ **\$4.00/SF NNN**
- Lease Terms: 5 Years
- Taxes: \$1.61/SF
- Traffic Count: 22,300 VPD
- Parking Spaces: 30 Customer/Employee Spaces
- Frontage: 50' on Merle Hay Road
- Ceiling Height: 16'
- Drive-In Doors: 4
- Pole sign available for business use
- Property includes a 2,000 SF section that fronts Merle Hay Rd, and serves as retail area/store front for customers. Remaining portion of property consists of 9,656 SF of warehouse space which includes 336 SF of office build out.
- Mezzanine available for storage.

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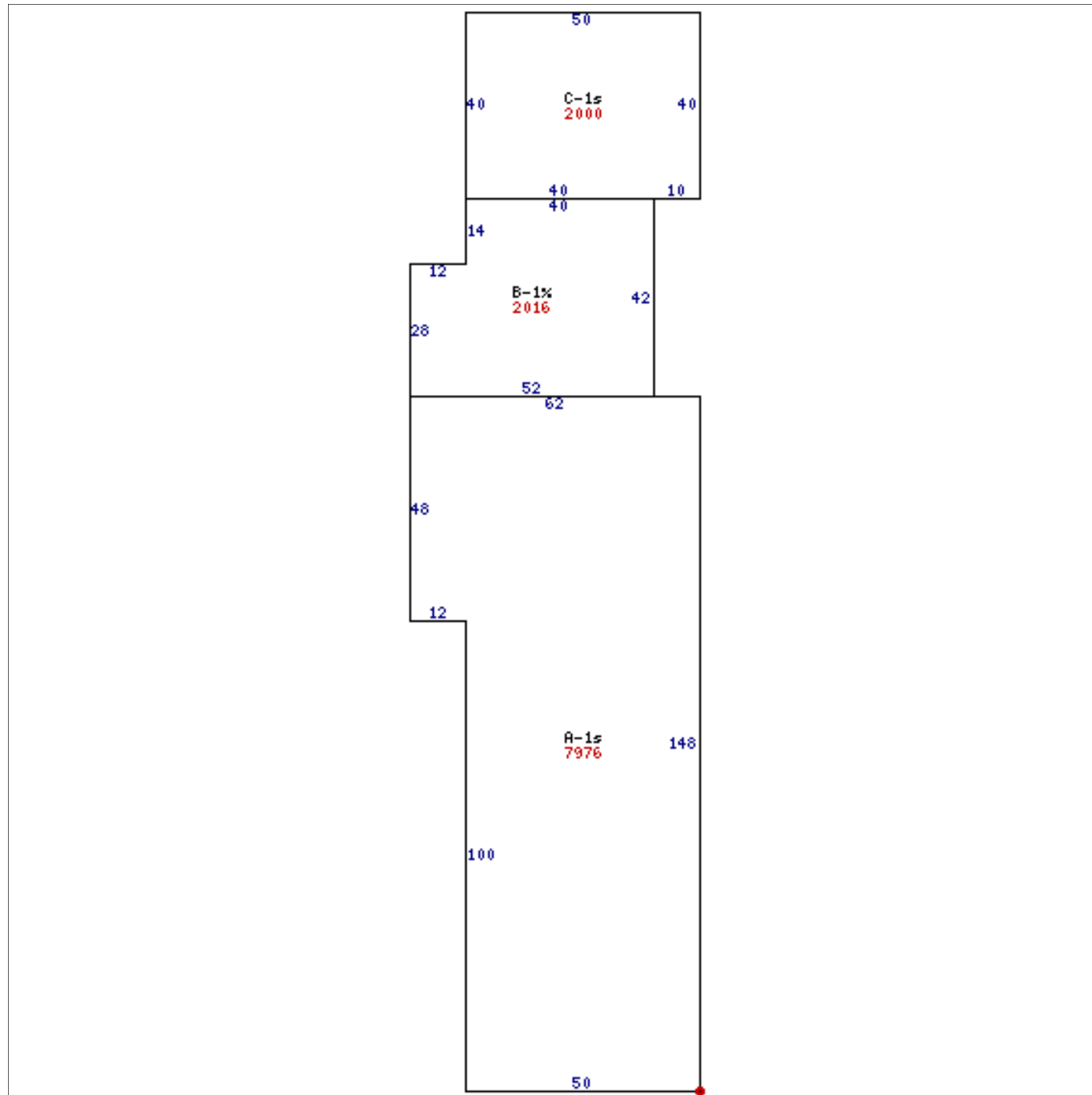
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