

# SALE / LEASE

Property is Offered as a Real Estate Lease, Sale, Business Sale, Partnership, or 3PL Potential joint Venture.

## CYCLE FORCE GROUP DISTRIBUTION CENTER

2105 SE 5th St Ames, IA 50010

**SALE PRICE** \$5,950,000

**LEASE RATE** \$6.15 SF/yr



**COLDWELL BANKER  
COMMERCIAL**  
MID-AMERICA

**Brad Long**  
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### PROPERTY DESCRIPTION

81,816 SF consisting of office and high bay warehouse

### PROPERTY HIGHLIGHTS

- 28' Clear Height
- 7 Dock Doors
- 3 Drive-In Doors
- Heavy Duty Concrete floors Throughout
- Sale Price \$5,950,000.00
- Lease Price \$6.15/ft NNN
- For Sale or Lease

### OFFERING SUMMARY

Sale Price:	\$5,950,000
Lease Rate:	\$6.15 SF/yr (NNN)
Available SF:	81,860 SF
Lot Size:	8,497,902,600 SF
Building Size:	75,520 SF
Zoning:	GI
APN:	0912275045

### DEMOGRAPHICS

Total Households

### 3 MILES

8.877

### 5 MILES

24.588

### 10 MILES

35.565

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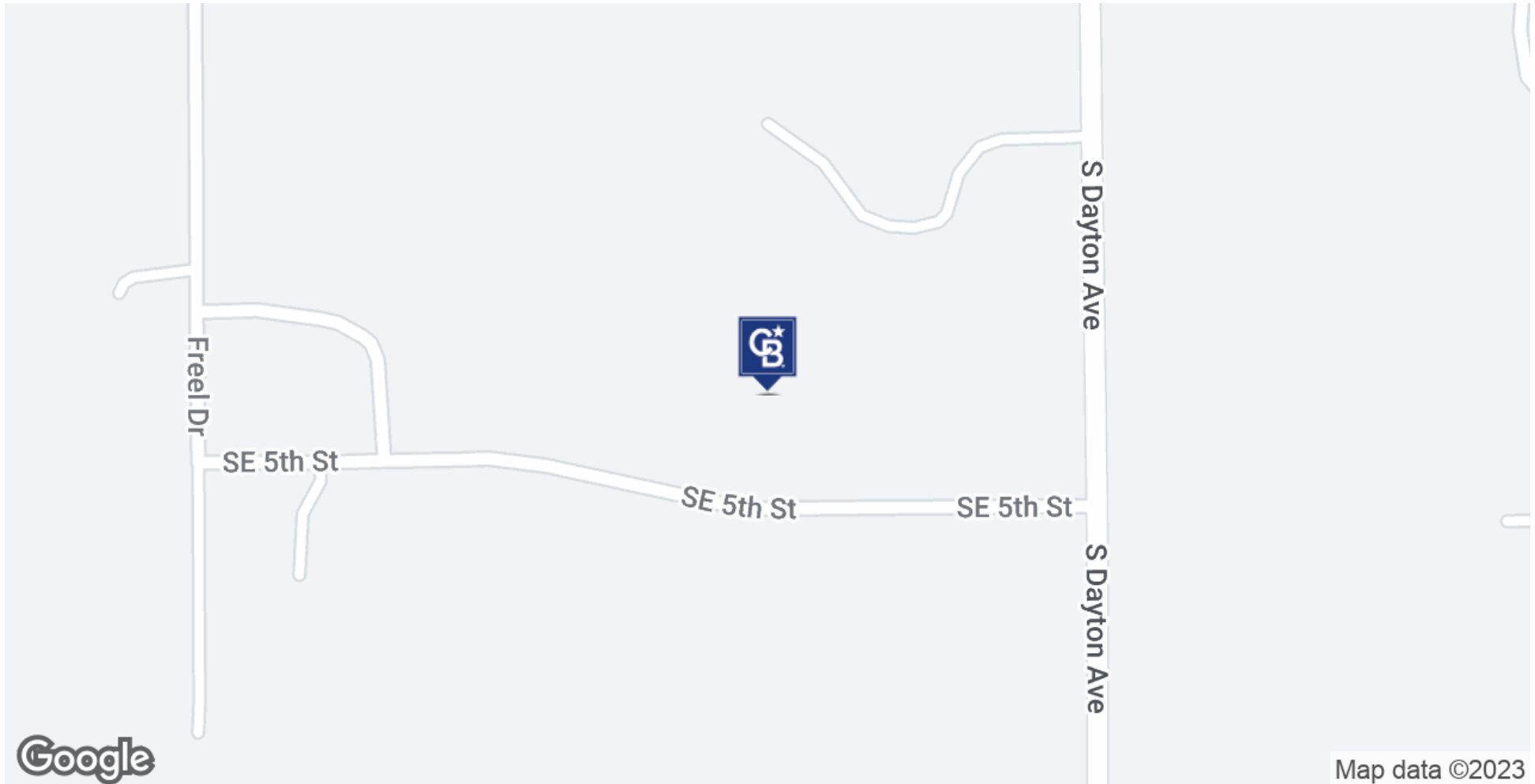


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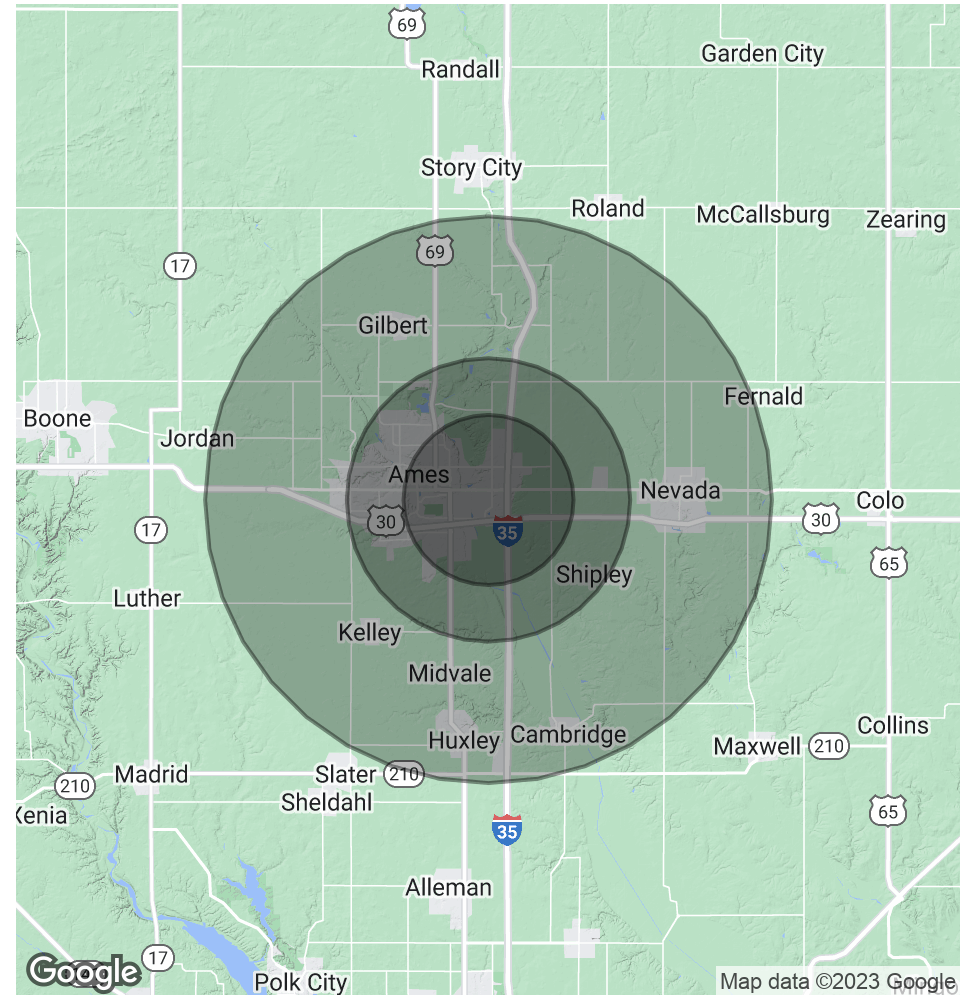
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	21,917	60,659	85,990
Average Age	30.7	30.7	32.4
Average Age (Male)	29	29.9	31.5
Average Age (Female)	32.3	31.5	33.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	8,877	24,588	35,565
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$63,482	\$64,770	\$71,640
Average House Value	\$145,600	\$160,753	\$171,860

\* Demographic data derived from 2020 ACS - US Census

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