



# CALIBER

COMPANY



## INDUSTRIAL FOR LEASE

2077 Rose Rd, Madrid, IA, 50156

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**FOR LEASE**



## PROPERTY DESCRIPTION

4 self-storage / warehouse buildings available on approximately 6.5 acres located just north of Madrid with outdoor storage availability. Perfect set-up for contractors with large equipment needing room for storage and large equipment. Option to gravel and fence if needed for additional security. Two larger buildings were built in 2024 and can be finished out to fit most user needs. Call for specific pricing.



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## OFFERING SUMMARY

Lease Rate:

Negotiable

### Building 1:

Metal Warehouse (Black)  
1,200 SQFT  
Door Height: 10ft

### Building 2:

Metal Warehouse (Red)  
Available SF: 1,800 SQFT  
Sliding Doors: 19.5' X 9.25'

### Building 3:

Metal Warehouse (Olive Green)  
Available SF: 4,608 SQFT  
Built - 2024,  
Overhead Door: 16 ft x 14 ft (Drive-Thru)  
Clear Height: 16ft  
Office & Restroom

### Building 4:

Metal Warehouse (Tan)  
Available SF: 4,608 SQFT  
Built - 2024,  
Overhead Door: 16 ft x 14 ft  
Clear Height: 16ft  
Office & Restroom





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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	68	4,808	22,068
Average Age	39.2	44.1	40.1
Average Age (Male)	43.2	41.1	38.7
Average Age (Female)	35.5	45.2	40.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	25	2,017	8,909
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$99,558	\$82,664	\$95,967
Average House Value	\$232,006	\$191,215	\$228,310



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## LISTING AGENTS



COMMERCIAL AGENT

MATT SHAW

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