

# INDUSTRIAL FOR LEASE

2077 Rose Rd, Madrid, IA, 50156

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Liscensed in IA





### PROPERTY DESCRIPTION

Ideal for contractors or businesses requiring substantial outdoor storage, this property offers a perfect set-up away from traffic and other businesses. The expansive 6-acre site provides ample room for large equipment and materials.

#### **Key Features:**

- Two Industrial Buildings: Functional space for operations, storage, or workshops.
- Extensive Outdoor Storage: Generous laydown yard availability.
- Recent Renovation: Buildings remodeled in 2023 with new siding, roof, and doors.
- Security Options: Owner willing to install gravel surfacing and fencing if required for enhanced security.
- Convenient Location: Located just north of Madrid, offering easy access while maintaining privacy.
- This versatile property provides a secure, updated, and spacious environment designed to meet the demands of operations needing significant storage capacity.



#### **OFFERING SUMMARY**

Lease Rate:

Call for Pricing

**Building 1:** 

Metal Warehouse (Olive Green)

Available SF: 4,608 SQFT

Built - 2024,

Overhead Door: 16 ft x 14 ft (Drive-Thru) Overhead Door: 16 ft x 14 ft

Clear Height: 16ft Office & Restroom

Upto 6 acres +/- Outdoor Storage

**Building 2:** 

Metal Warehouse (Tan) Available SF: 4,608 SQFT

Built - 2024,

Clear Height: 16ft Office & Restroom

Upto 6 acres +/- Outdoor Storage







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















## LISTING AGENTS



