

Available for Sale or Lease

3961 106th Street, Urbandale, IA

Mark Mills
Vice President
Colliers
+1 515 803 8101
mark.mills@colliers.com

Brittany Freund, CCIM
Vice President
Colliers
+1 515 561 9277
brittany.freund@colliers.com

Grant Veenstra
Associate
Colliers
+1 515 661 7599
grant.veenstra@colliers.com

Executive Summary

3961 106th Street is a 20,900 SF industrial flex facility located in Urbandale's established industrial corridor with convenient access to I-35, I-80 and Highway 141. The property features approximately 17,900 SF of warehouse space and 3,000 SF of office space with six private offices, offering a functional layout for a variety of industrial and service users. New, heavy-duty HVAC system recently installed.

The warehouse features 24'–25' clear heights, a partially clear-span design, two dock-high doors, a 12' x 14' drive-in door and three-phase power. With 25+ paved parking spaces, flexible loading capabilities and excellent regional connectivity, the property is well suited for distribution, light manufacturing, service or owner-user operations.



Building Information

Property Address	3961 106th St, Urbandale
Sale Price	$2,750,000
Lease Rate	Contact broker for more information
Building Size	3,000 SF Office 17,900 SF Warehouse 20,900 SF Total
Office Configuration	Six private offices
Warehouse Configuration	Partially clear-span warehouse design providing maximum operation flexibility
Warehouse Dimensions	Approximately 200' x 60' and 100' x 90'
Clear Height	24' at sidewalls 25' at centerpeak
Loading	One (1) dock door - 8'x 10' One (1) dock door - 8' x 9' One (1) drive-in door - 12' x 14'
Electrical Service	120-volt electrical service
Warehouse Heating	Four reznor heaters
Parking	25+ paved parking spaces
Year Built & Expansion	1990 - 12,000 SF building 2000 - 8,900 SF expansion
Roof Age	1990 - original construction 2000 - expansion
Lighting	New energy-efficient, high-bay LED lighting


EXIT














NW Aurora Ave
NW Urbandale Dr
109th St
109th St
106th St
Site
INTERSTATE
80



13137 University Ave Suite 120
Clive, IA 50325
P: +1 515 706 4998
colliers.com



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Vice President
Colliers
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