Located near many area amenities, such as shopping, restaurants, and hotels, this property also has great visibility and easy accessibility off of I-35/80 and Hwy 141.

General Use: Industrial

Lease Rate: $6.50 / SF NNN

Available SF: 6,232 SF

Highlights:

- Excellent interstate signage
- 1 drive-in door
- 6 offices
- Lots of natural light

SITE

For more information or to schedule a showing please contact:

Michael Shindler

515.309.0905 | michael@fergusoncres.com

Darin Ferguson

515.440.0600 | darin@fergusoncres.com

Brokerage   **Property Management**   **Consulting**   **Development**

Address | 1840 NW 118th St, Suite 100, Clive, IA 50325   **Office** | 515.440.0400   **Website** | www.fergusoncres.com

Ferguson
Commercial Real Estate Services

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This form is required by the real estate laws of the State of Iowa.
DISCLOSURE OF AGENCY RELATIONSHIP

The undersigned acknowledge that <u>Michael Shindler and Darin E. Ferguson</u>, as Appointed Agent(s) of Ferguson Commercial Real Estate Services, represent <u>Insane Impact LLC</u> named below (hereinafter the "Client") with respect to the sale or lease of the following property: <u>Meredith West, 4673 121st Street, Urbandale, IA 50323</u>

If the Appointed Agent[s] represents both the Seller/Landlord and Buyer/Tenant, the duties of the Appointed Agent[s] are set forth in the Dual Agency Consent Forms executed by each client and those forms are incorporated herein as if fully set forth.

If the Appointed Agent[s] represents either the Seller/Landlord or Buyer/Tenant, but not both, the Appointed Agent has the following duties to its client:

- a) Place the client's interests ahead of the interests of any other party unless loyalty to a client violates a duty as a disclosed dual agent or other applicable law.
- b) Disclose the information known that is material to the transaction that is not known by the client or could not be discovered by the client through a reasonably diligent inspection.
- c) Fulfill any obligations within the scope of the brokerage agreement, except those obligations which are inconsistent with other duties the Appointed Agent[s] has under law.
- d) Disclose any financial interests Appointed Agent[s] has in any business entity to which the client has been referred for any service or product related to this transaction.

The following duties apply to all parties:

- a) To provide brokerage services to all parties in the transaction honestly and in good faith.
- b) To diligently exercise reasonable skill and care in providing brokerage services to all parties.
- c) To disclose to each party all material adverse facts that we know, except for the following:
  - [1] Material adverse facts known by that party.
  - [2] Material adverse facts a party could discover through a reasonably diligent inspection and which would be discovered by a reasonably prudent person under like or similar circumstances.
  - [3] Material adverse facts the disclosure of which is prohibited by law.
  - [4] Material adverse facts that are known to a person who conducts an inspection on behalf of a party.
- d) To account for all property coming into the possession of the Broker or the Appointed Agent[s] that belongs to any party within a reasonable time after receiving the property.

Ferguson Commercial Real Estate Services and its licensees may provide brokerage services simultaneously to more than one party in different transactions.

Each party by signing this form acknowledges that this disclosure was made prior to providing specific assistance or prior to any offer being made or accepted by a party to a transaction, whichever is sooner.

SELLER/LANDLORD: Insane Impact LLC   **BUYER/TENANT:**

By_____   By_____

Title_____   Title_____

Date_____   Date_____