

18360 County Highway D20, Alden, Iowa
County Highway D20, , | Alden, IA | US | Hardin County
Available SF: 33,648 | Lease Rate: \$9 | Lease Terms: Triple Net



Building Type:	Commercial, Warehouse & Distribution
Available SF:	33,648
Total SF:	33,648
Number of Stories:	office-2, Warehouse-1
Ceiling Peak:	18 Ft.
Ceiling Eaves:	24 Ft.
Expandable:	Yes
Zoning:	Commercial
Site Size:	11.7 Acres
Year Built:	2015
Specialty Features:	None
Can Subdivide:	Yes
Within City Limits:	No
Construction Type:	Metal or Steel
Floor Type:	Concrete
Lease Rate:	\$9
Lease Terms:	Triple Net
Lease Rate Note:	negotiable
Last Updated:	Mar 6, 2025

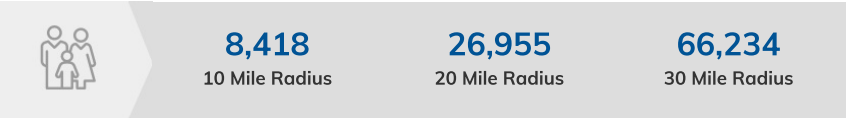
Realtor/Owner Contact

Darcy Gill
Denny Elwell Company
515-963-7134 | dgill@dennyelwellcompany.com

Property and Area Description

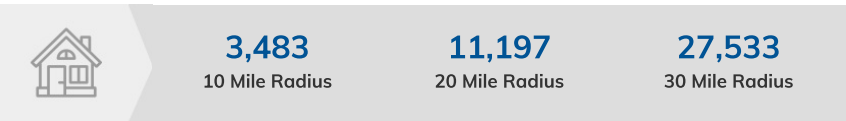
Nestled on 11.7 scenic acres along the Iowa River in Hardin County, this property offers a blend of industrial functionality and natural beauty. The site includes a well-equipped industrial facility, abundant outdoor storage space, and additional living quarters, making it ideal for versatile use in a picturesque setting.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: D20 (Adjacent mi.)
Nearest Interstate: I-35 (7 miles mi.)
Ingress/Egress Notes: Two entrances to subject property directly from Highway D20
Nearest Airport: Iowa Falls Municipal Airport (5 miles mi.)
Nearest Commercial Airport: Fort Dodge Regional Airport (48 miles mi.)
Rail Served: No
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: No

Utilities

Electric: Midland Power Cooperative
Natural Gas: LP – AG Vantage FS-Growmark
Water: Private Well
Sewer: Private Septic
Telecommunications: Starlink

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