



**FOR
SALE**

2178 231ST ST

AMES, IA / 50014

PAIGE BENLAALA / 515.370.3211 / PAIGE@RUETERCO.COM

2425 NE 126TH AVE / ELKHART, IA / 50073

PROPERTY DESCRIPTION

1.7 acres fronts Highway 30

12,000 SF Metal Building Shell Built 2024

LOCATION DESCRIPTION

Located West of Ames on Highway 30 in Clear Creek Commons Business Park

Shell ready for custom buildout

Located in Boone County

Positioned in a developing business park with growth potential

Convenient access to Hwy 30 and I-35 via Ames

Zoned for a wide range of commercial or light industrial uses

Strong location for service, distribution, or light industrial use with convenient access to Ames and surrounding markets.

FRONTS
HW 30



Address: 2178 231st Ln, Ames, IA 50014

Parcel Size: 1.70 AC

Availability: For Sale

Price: \$895,000

Trade Area: Ames