



Aurora Business Park - 109th Street Building

4145 109th Street • Urbandale, Iowa



● Park Amenities

- **Conference Center**
- **Wellness Center**
- **Shower/Locker Facilities**
- **Lake And Jogging Areas**
- **Expansion Capabilities**
- **On-Site Property Management**
- **High Speed Internet (DSL, Wireless, Cable*)**
- **Fiber Carriers and Metro Ethernet**

● Building Features

- **Individual Tenant Entrances**
- **Full Height Glass**
- **Flexible Bay Sizes**
- **18' Clear Warehouse**
- **Fully Sprinklered**
- **Dock High Doors in rear with Drive-In Capabilities**
- **Main Electrical Service 130/208, 3-Phase**

***Where Available**



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Master Plan



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