

1675

NE 51ST AVE

DES MOINES, IA 50313

NEW OWNERSHIP

**For Lease
Warehouse**

25,000 - 58,000 SF



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

// LEASE RATE

\$ 4.95 NNN

// PROPERTY FEATURES



Vacant, immediate occupancy



Attractive warehouse rates



Convenient Des Moines location



1 Mile from Interstate 80



New ownership with several improvements planned



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// BUILDING SPECS

BUILDING SIZE
128,057 SF TOTAL

LAND AREA
11.05 ACRES

CLEAR HEIGHT
22'

DOCK DOORS
3 (ABILITY TO ADD)

ZONING
HI - HEAVY INDUSTRIAL

DRIVE-IN DOORS
2 (ABILITY TO ADD)

**LED MOTION
SENSOR LIGHTING**

SPRINKLERS
DRY SPRINKLER SYSTEM

**FENCED
TRUCK COURT**

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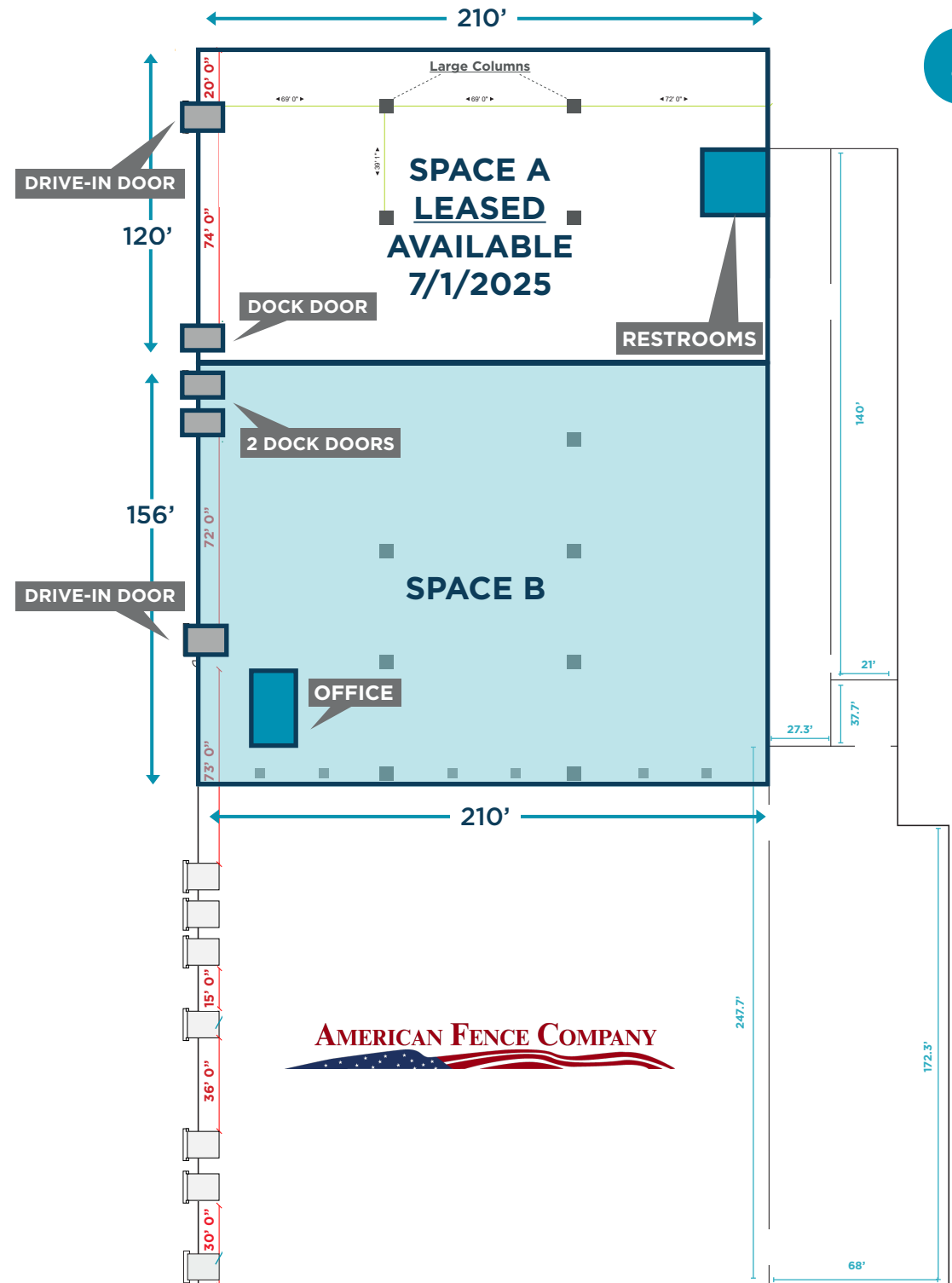
// FLOOR PLAN

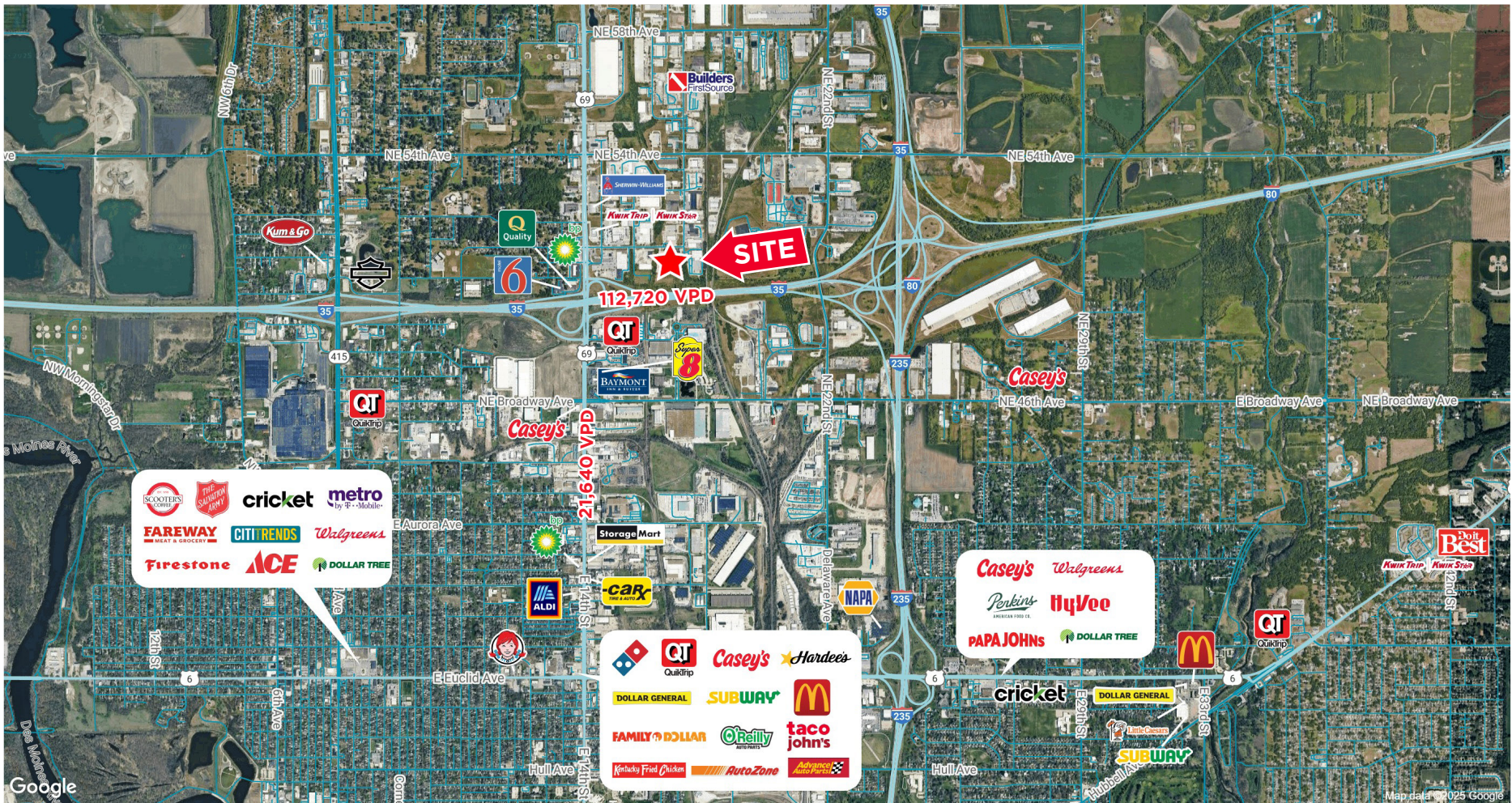
SPACE A

- Approximately 25,000 SF
- 120' x 210'
- 1 Drive-in door
- (1) 10' H x 8' W Dock door with leveler
- Existing restrooms

SPACE B

- Approximately 33,000 SF
- 156' x 210'
- 1 Drive-in door
- 2 Dock doors - 10' H x 8' W / 8' x 8'
- Small office
- Restrooms stubbed in





DEMOGRAPHICS



453,925

Population

Within 10 Mile Radius



\$105,997

Median Household Income

Within 10 Mile Radius

	1 Mile	3 Mile	5 Mile	10 Mile
Population	1,829	38,781	147,038	453,925
AVG. HH Income	\$80,246	\$80,075	\$86,342	\$105,997
Households	296	8,896	32,427	106,556

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CONTACT

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