



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors



AGGRESSIVE MARKET RENTS

BROADWAY WAREHOUSE

AVAILABLE FOR SUBLEASE

4950 NE 29TH ST DES MOINES, IOWA | 50317

150,000 SF

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Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

BUILDING FEATURES

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Building Size	675,000 SF
Developed by	Graham Group
Year Built	2018
Clear Height	24' - 29'
Columns	50' x 50'
Building Dimensions	2,700' x 250'
Truck Court Depth	130'
Parking	500+
Zoning	Heavy Industrial
Climate Control	Heating - Reznor's
Building Construction Type	Precast concrete walls w/ R-13 insulation, steel frame
Roof System	TPO with R-25 insulation
Fire Protection System	ESFR Sprinkler
Interior Lighting	LED
Trailer Parking	60 space drop trailer lot 75 trailer parking spots
Outside Storage	75,000 SF

SPACE 1

- **75,000 SF**
- 5 dock doors with levelers
- 1 Drive-in door
- Small office with restrooms

SPACE 2

- **75,000 - 150,000 SF**
- Food Grade Space
- 10 dock doors with levelers
- Small office

LEASE RATE

SPACE 1 (75,000 SF): \$5.25 NNN

SPACE 2 (150,000 SF): \$4.50 NNN

2025 CAM RATE: \$2.16 PSF No Management Fee

BUILDING INTERIOR



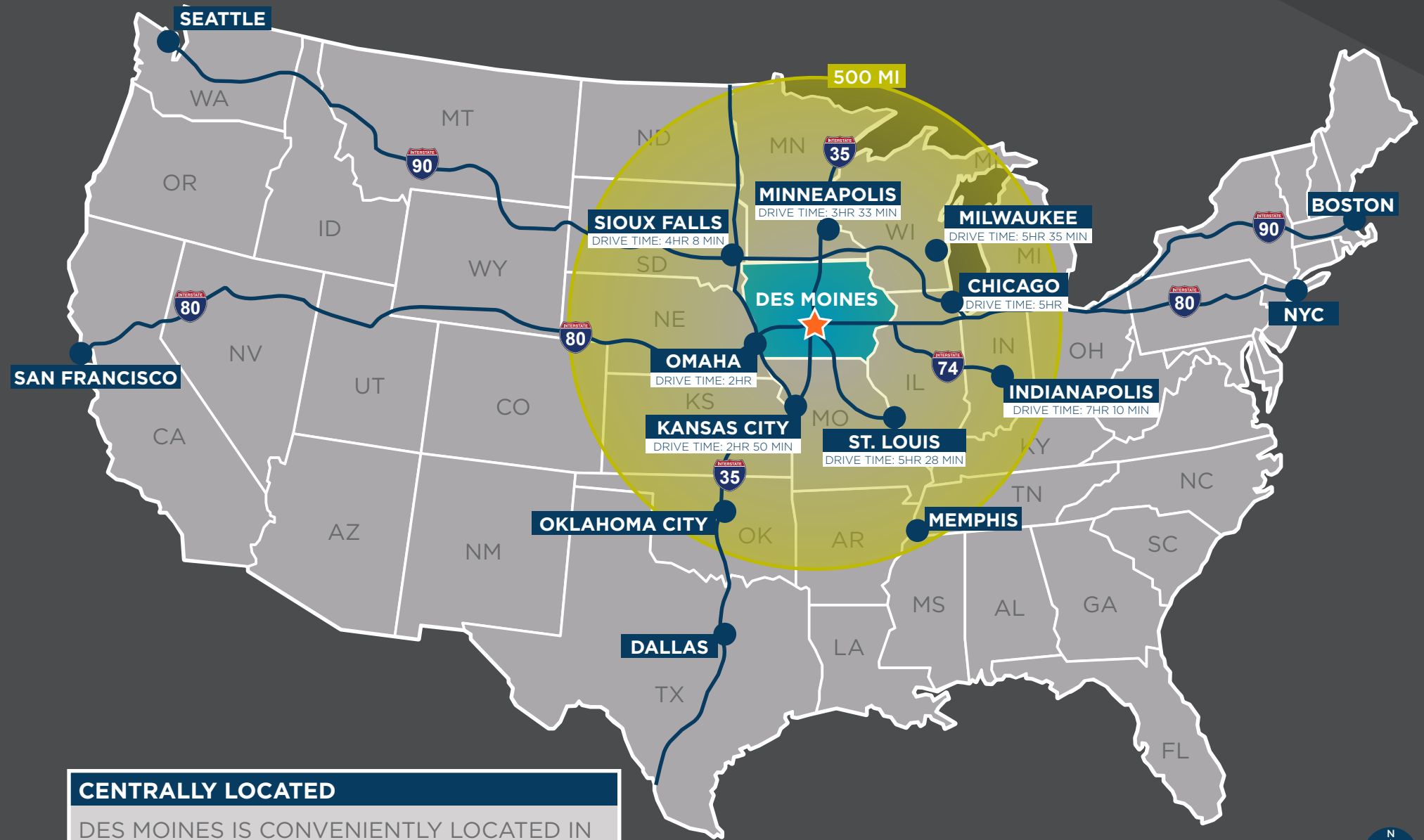
AERIAL



PROPERTY LOCATION



LOCATION



CENTRALLY LOCATED

DES MOINES IS CONVENIENTLY LOCATED IN THE CENTER OF THE U.S. WITHIN DRIVING DISTANCE OF SEVERAL MAJOR CITIES.



WHY DES MOINES?

A GREAT PLACE TO WORK, PLAY, AND LIVE.

Des Moines is the capital and most populous city of Iowa, with a current population, of approximately 216,853 people. Des Moines is a major center of the US insurance industry and has a sizable financial services base. The trade area for the Des Moines Metropolitan area is approximately 950,000 people, which represents 33% of the state's population.

#1 PLACE FOR YOUNG PROFESSIONALS TO LIVE - *Forbes, 2023*

TOP 20 BEST PLACE TO LIVE IN THE U.S. - *U.S. News & World Report, 2023*

TOP 20 MOST NEIGHBORLY CITY IN THE U.S. - *Neighbor, 2023*

TOP 25 UP-AND-COMING TECH MARKET - *CBRE, 2023*

TOP 10 FASTEST-GROWING MID-SIZED METRO - *Site Selection Group, 2023*

MAJOR EMPLOYERS





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