

FLEX SPACE FOR LEASE

4705 NW 59TH AVE

JOHNSTON, IA | 50131



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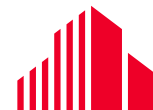
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**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

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LEASE RATE: \$10.50 PSF NNN

SPACE AVAILABLE: 2,425 SF

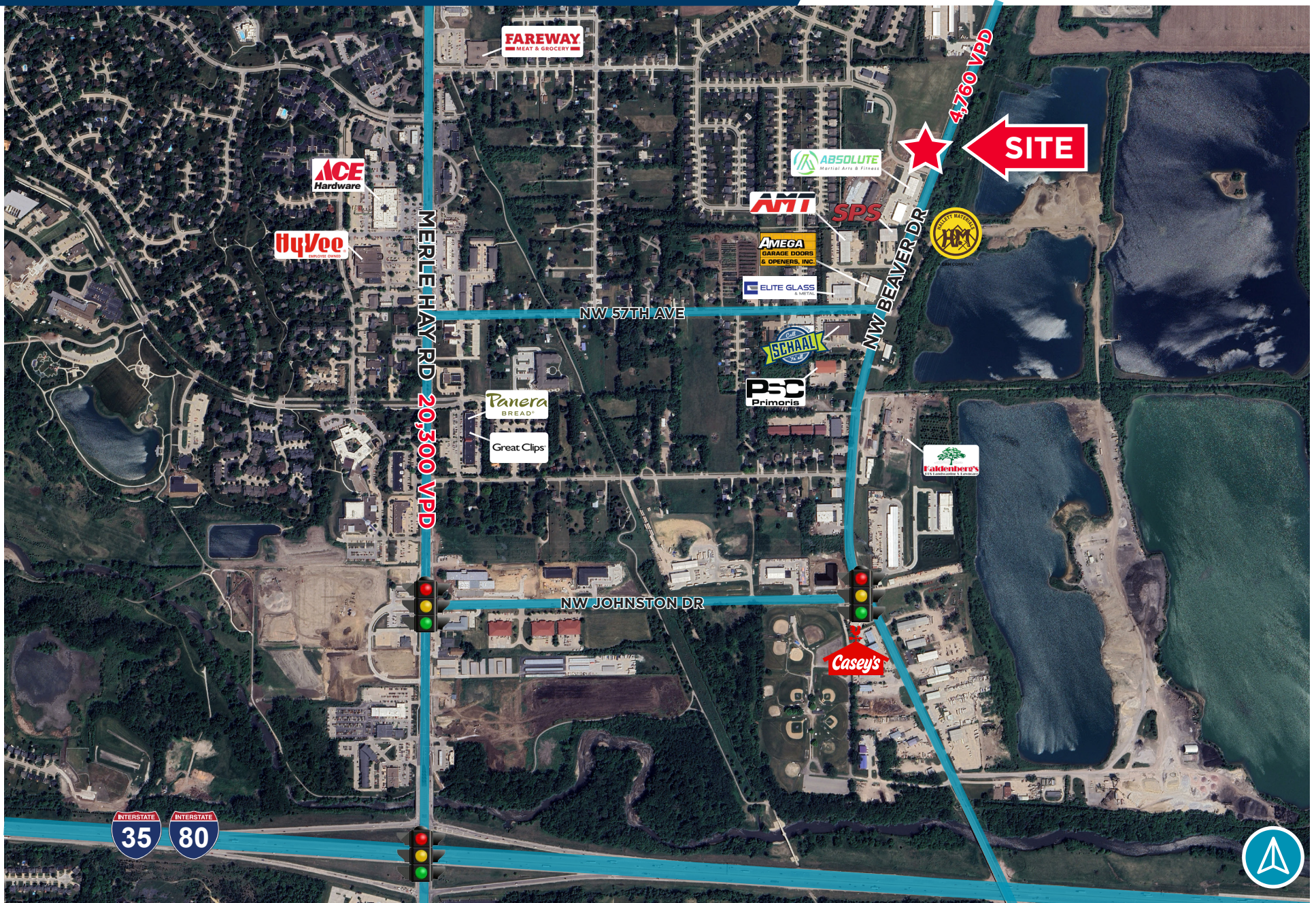


PROPERTY HIGHLIGHTS

- New construction (2022)
- Currently shell space
- Excellent visibility on Beaver Ave
- 18' clear height
- 12' x 12' drive-in door
- Corner suite available
- Zoned M-1: Light Industrial

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	3,476	41,605	158,281
AVG. HH Income	\$98,584	\$111,367	\$119,041
Total Households	1,529	16,636	62,994

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