

WAREHOUSE/DISTRIBUTION SPACE

118,000 SF | FOR LEASE



**6600 MERLE HAY RD
JOHNSTON, IA 50131**

PROPERTY FEATURES

LEASE RATE: \$3.95 NNN



FOR LEASE: 118,000 SF



POWER: 3 Phase 480v 2000 Amp



OFFICE SIZE: 1,500 SF - Expandable



TRAILER PARKING: 2 Acres +/- Fenced



YEAR BUILT: 1981 | Remodeled 1990



COLUMN SPACING: 36' x 40'



CLEAR HEIGHT: 23'



ZONING: M-1 Light Industrial



DOCK DOORS: 9 (8'x10') w/ Levelers



SPRINKLERS: Wet Sprinkler System



2 BIG ASS FANS®



CONSTRUCTION TYPE: Concrete tilt-wall panels



FULLY CONDITIONED WAREHOUSE SPACE

6600 MERLE HAY RD
JOHNSTON, IA

OUTDOOR STORAGE AREA



1 ACRE
FENCED TRAILER PARKING

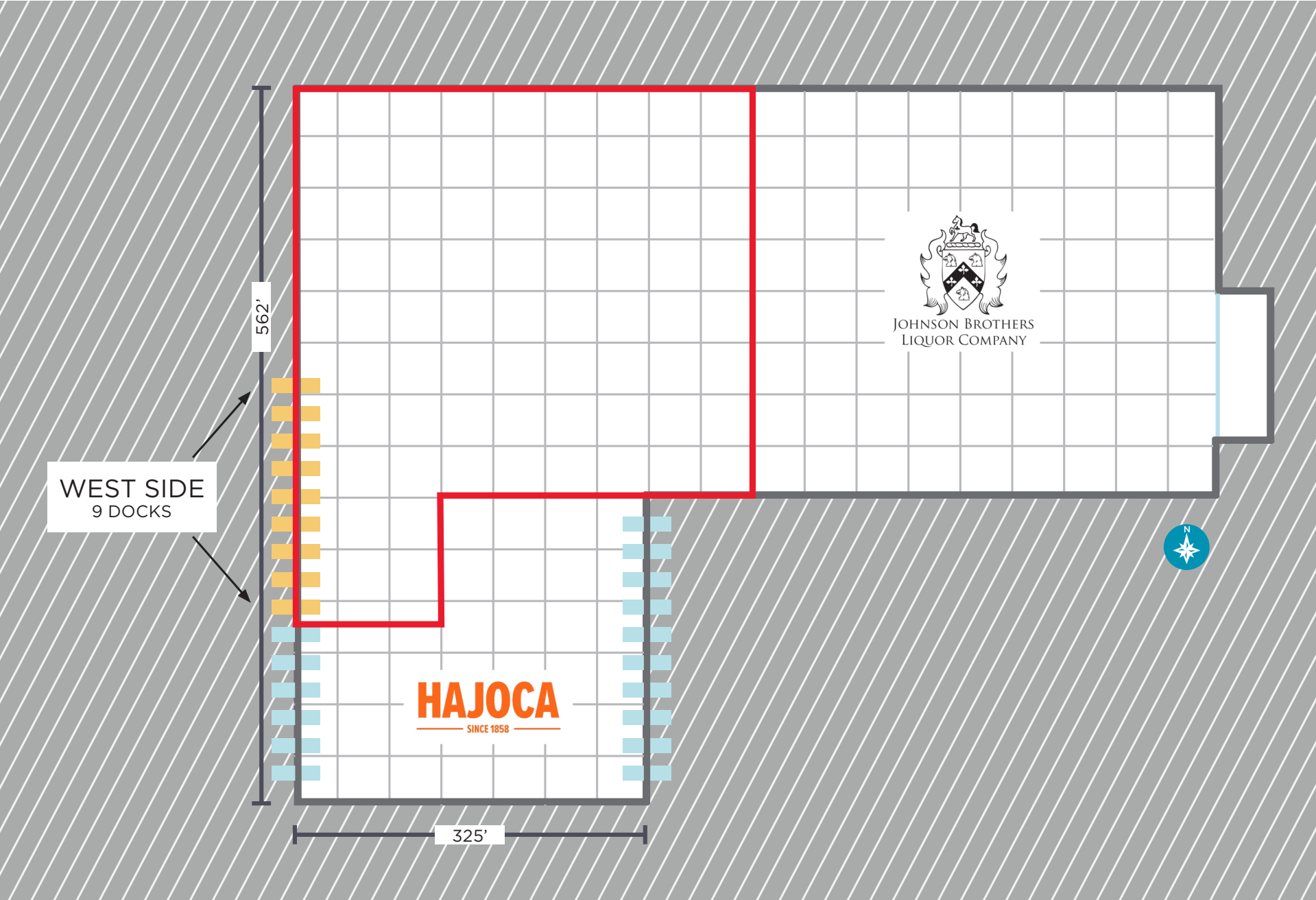
6600 MERLE HAY RD
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PROPERTY AERIAL

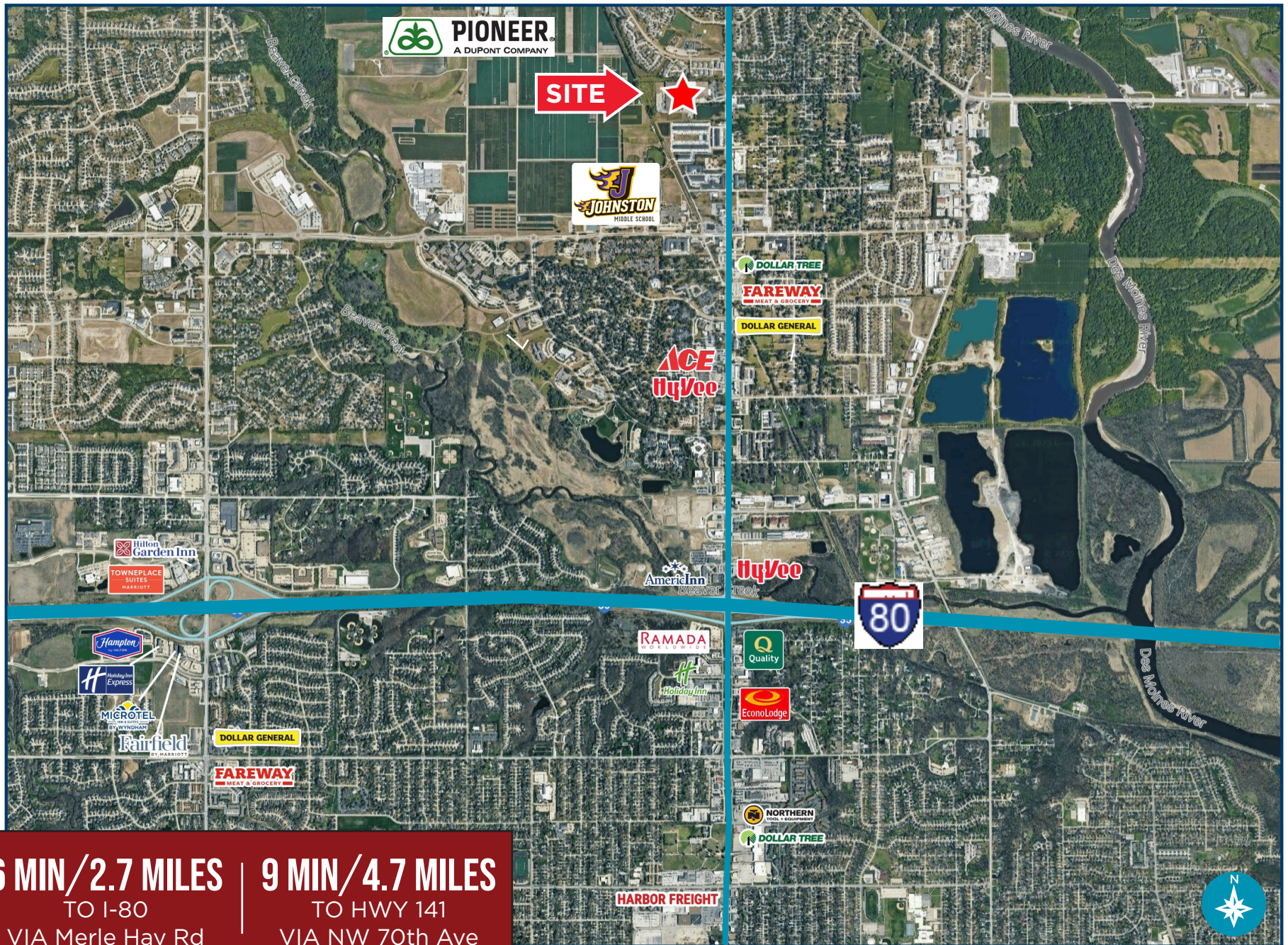


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SITE PLAN



AREA MAP



6 MIN/2.7 MILES
TO I-80
VIA Merle Hay Rd

9 MIN/4.7 MILES
TO HWY 141
VIA NW 70th Ave

6600 MERLE HAY RD
JOHNSTON, IA

LOCATION

DSM USA VISIT DSMPARTNERSHIP.COM

THIS MUST BE THE PLACE

Greater Des Moines (DSM) is a community that invests in itself, that is powered by multi-national corporations and also supports small, locally owned businesses. DSM is a community committed to cultivating an inclusive, equitable environment for people of all backgrounds. In an ever-changing world, if you're searching for a great place to live or grow a business — *this must be the place.* - DSM Partnership

#2 BEST PLACE FOR YOUNG PROFESSIONALS *Forbes, 2024*

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



2024 POPULATION



	5 MILES	10 MILES	15 MILES
Total Population	214,861	455,216	621,163
Total Households	89,588	187,236	248,337
Median Age	35.5	36.8	36.3

BUSINESSES



	5 MILES	10 MILES	15 MILES
Total Businesses	8,365	19,268	21,980
Total Employees	169,770	354,962	386,377

2024 INCOMES



	5 MILES	10 MILES	15 MILES
Median Household Income	\$62,596	\$77,994	\$87,395
Per Capita Income	\$36,580	\$44,152	\$47,155
Median Net Worth	\$126,324	\$210,602	\$263,595
Median Disposable Income	\$52,497	\$62,790	\$71,030

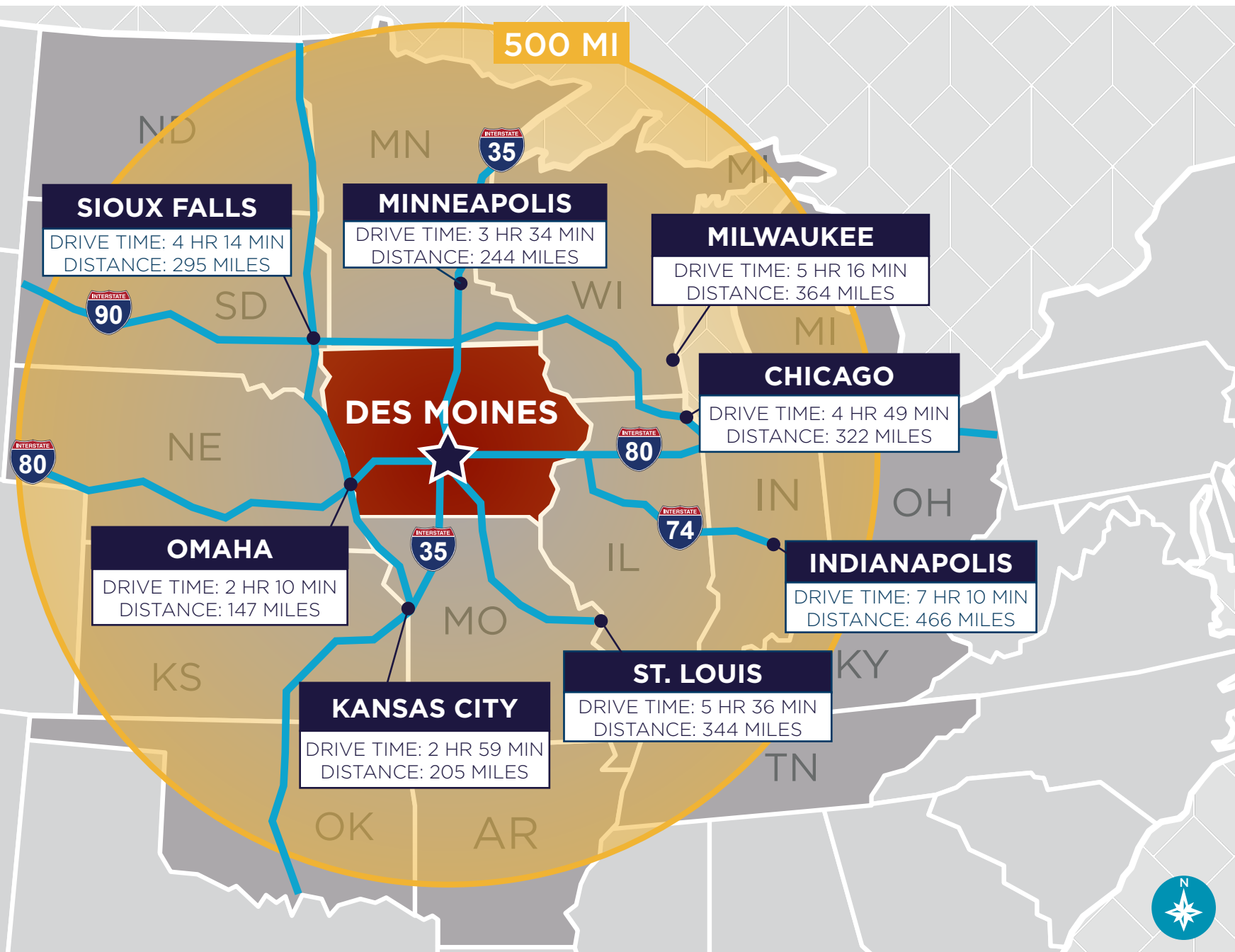
EMPLOYMENT



	5 MILES	10 MILES	15 MILES
White Collar	56.2%	64.2%	67.4%
Blue Collar	24.3%	19.5%	17.9%
Services	19.5%	16.3%	14.7%

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MIDWEST HUB



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**CUSHMAN &
WAKEFIELD**

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