

CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

WAREHOUSE FOR LEASE

1675 NE 51ST AVE | DES MOINES, IA

25,000-58,000 SF

- Immediate Interstate Access
- Attractive Warehouse Rates
- Convenient Des Moines Location



LEASE RATE: $4.75 PSF NNN | ESTIMATED OPERATING EXPENSES: $1.32 PSF)

SPACE AVAILABLE:	25,000 - 58,000 SF	**SPRINKLER:**	Dry System
POWER:	3 Phase	**CLEAR HEIGHT:**	22’
ZONING:	HI - Heavy Industrial	**LIGHTING:**	LED Motion Sensored
DOCK DOORS:	3 with levelers	**OFFICE:**	Newly remodeled
DRIVE-INS:	2 (14’ x 12’)	**AVAILABILTY:**	Immediately

AERIAL



FLOOR PLAN

SPACE A

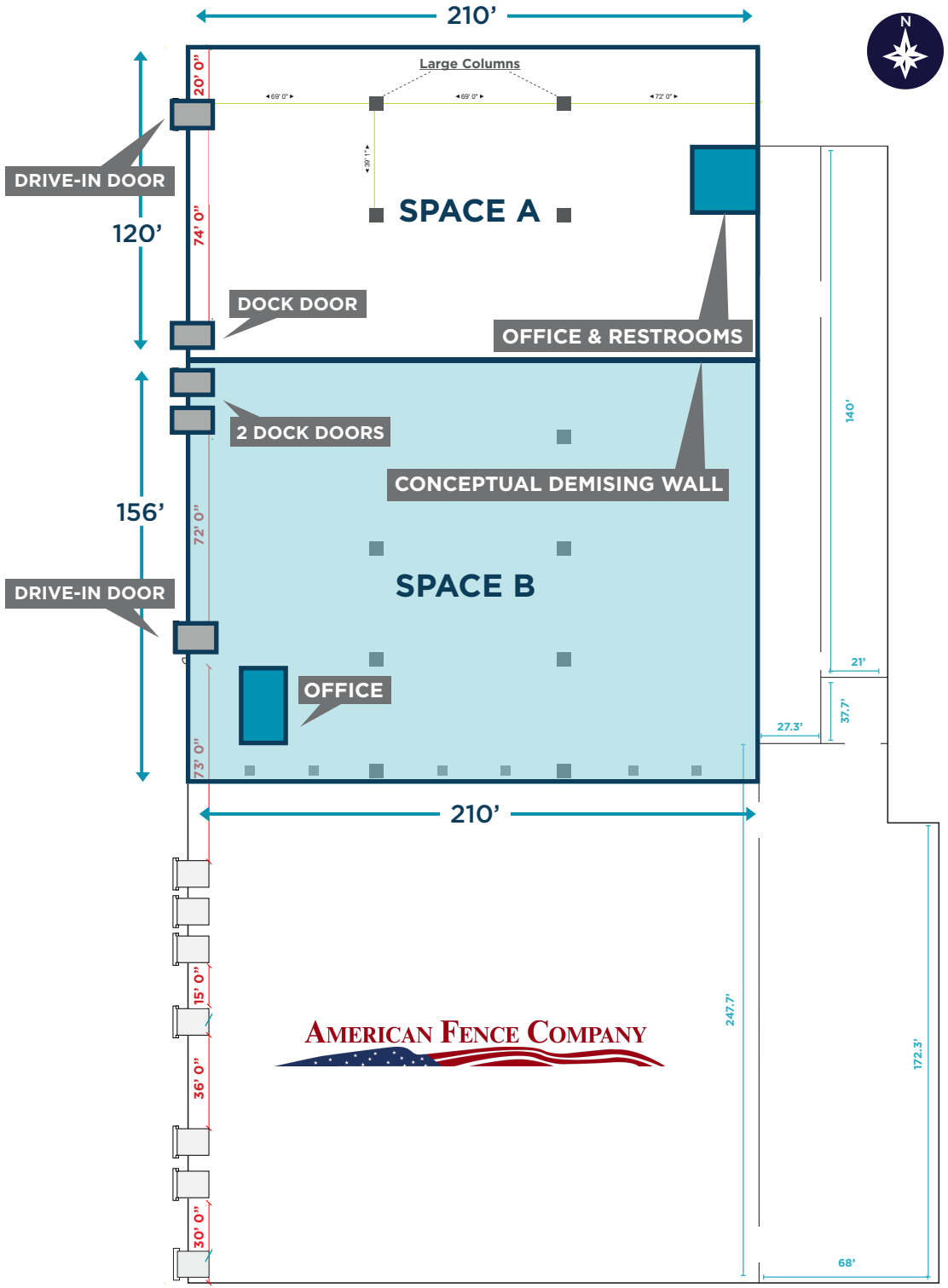
- Approximately 25,000 SF
- 120’ x 210’
- 1 Drive-in door (14’ x 12’)
- (1) 10’ H x 8’ W Dock door with leveler
- Newly remodeled office & restrooms

SPACE B

- Approximately 33,000 SF
- 156’ x 210’
- 1 Drive-in door (14’ x 12’)
- 2 Dock doors - 10’ H x 8’ W / 8’ x 8’
- Small office
- Restrooms stubbed in



New Thermocyclers



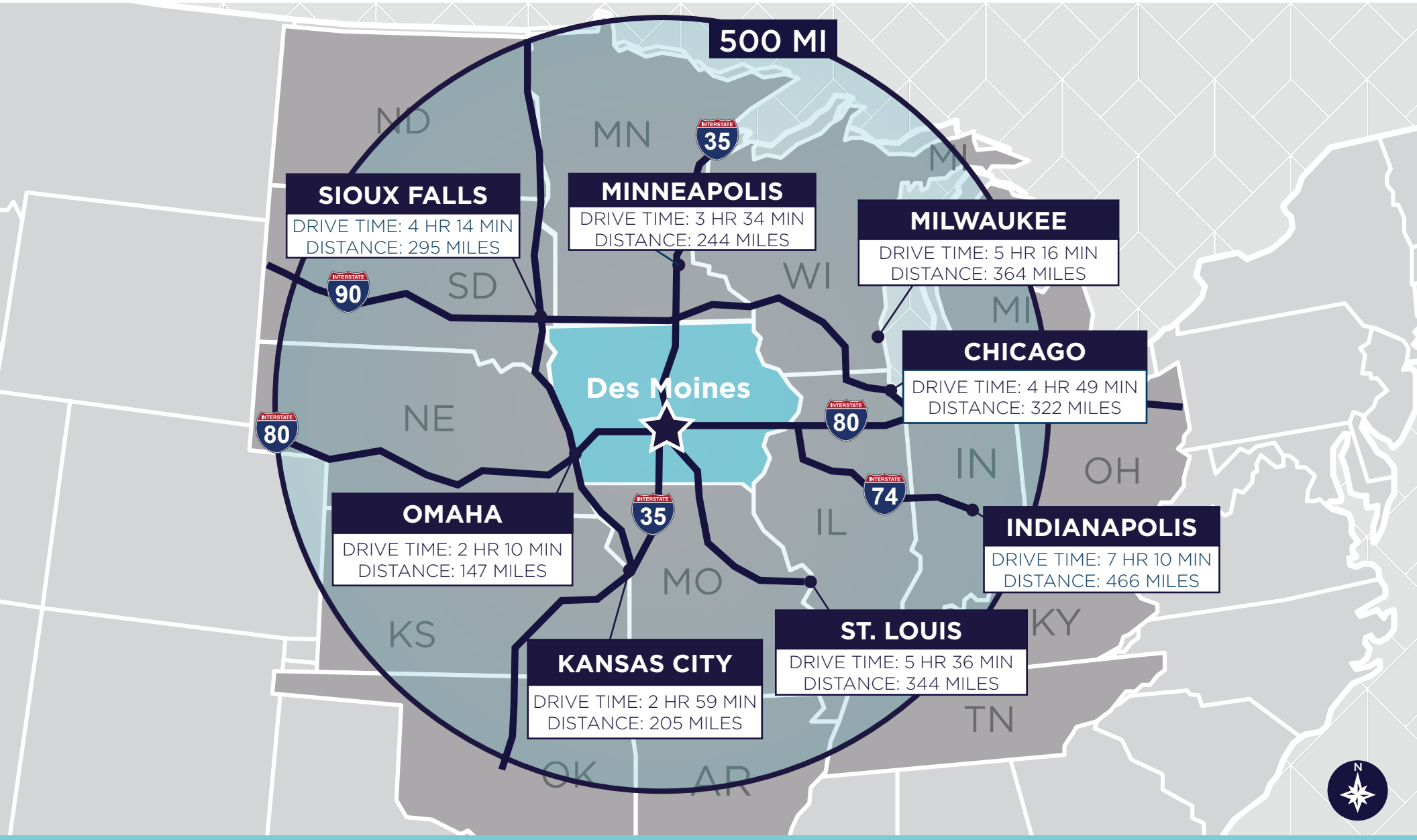








MIDWEST HUB


500 MI
ND
MN
SD
WI
MI
NE
IL
IN
OH
KS
MO
KY
TN
OK
AR
Des Moines
INTERSTATE 35
INTERSTATE 90
INTERSTATE 80
INTERSTATE 80
INTERSTATE 74
INTERSTATE 35
SIOUX FALLS
DRIVE TIME: 4 HR 14 MIN
DISTANCE: 295 MILES
MINNEAPOLIS
DRIVE TIME: 3 HR 34 MIN
DISTANCE: 244 MILES
MILWAUKEE
DRIVE TIME: 5 HR 16 MIN
DISTANCE: 364 MILES
CHICAGO
DRIVE TIME: 4 HR 49 MIN
DISTANCE: 322 MILES
OMAHA
DRIVE TIME: 2 HR 10 MIN
DISTANCE: 147 MILES
INDIANAPOLIS
DRIVE TIME: 7 HR 10 MIN
DISTANCE: 466 MILES
ST. LOUIS
DRIVE TIME: 5 HR 36 MIN
DISTANCE: 344 MILES
KANSAS CITY
DRIVE TIME: 2 HR 59 MIN
DISTANCE: 205 MILES
N

LOCATION OVERVIEW



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



CONTACT

MATT LUNDBERG, SIOR, CCIM
Senior Vice President
+1 515 556 8088
mlundberg@iowaca.com

CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

3737 Woodland Avenue, Suite 100
West Des Moines, IA 50266
Main +1 515 309 4002
Fax +1 515 309 4040
iowacommercialadvisors.com

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