

250 NW 10TH STREET

WAUKEE, IA 50263



\$6,000,000

INDUSTRIAL MANUFACTURING PROPERTY FOR SALE

EXECUTIVE SUMMARY

250 NW 10th St is located in Waukee, Iowa which is one of Iowa's fastest growing cities. Just off Highway 6/Hickman Rd, the property has easy access to Des Moines and surrounding communities. Formerly Quad Graphics, the building is well suited for manufacturing and light industrial needs.

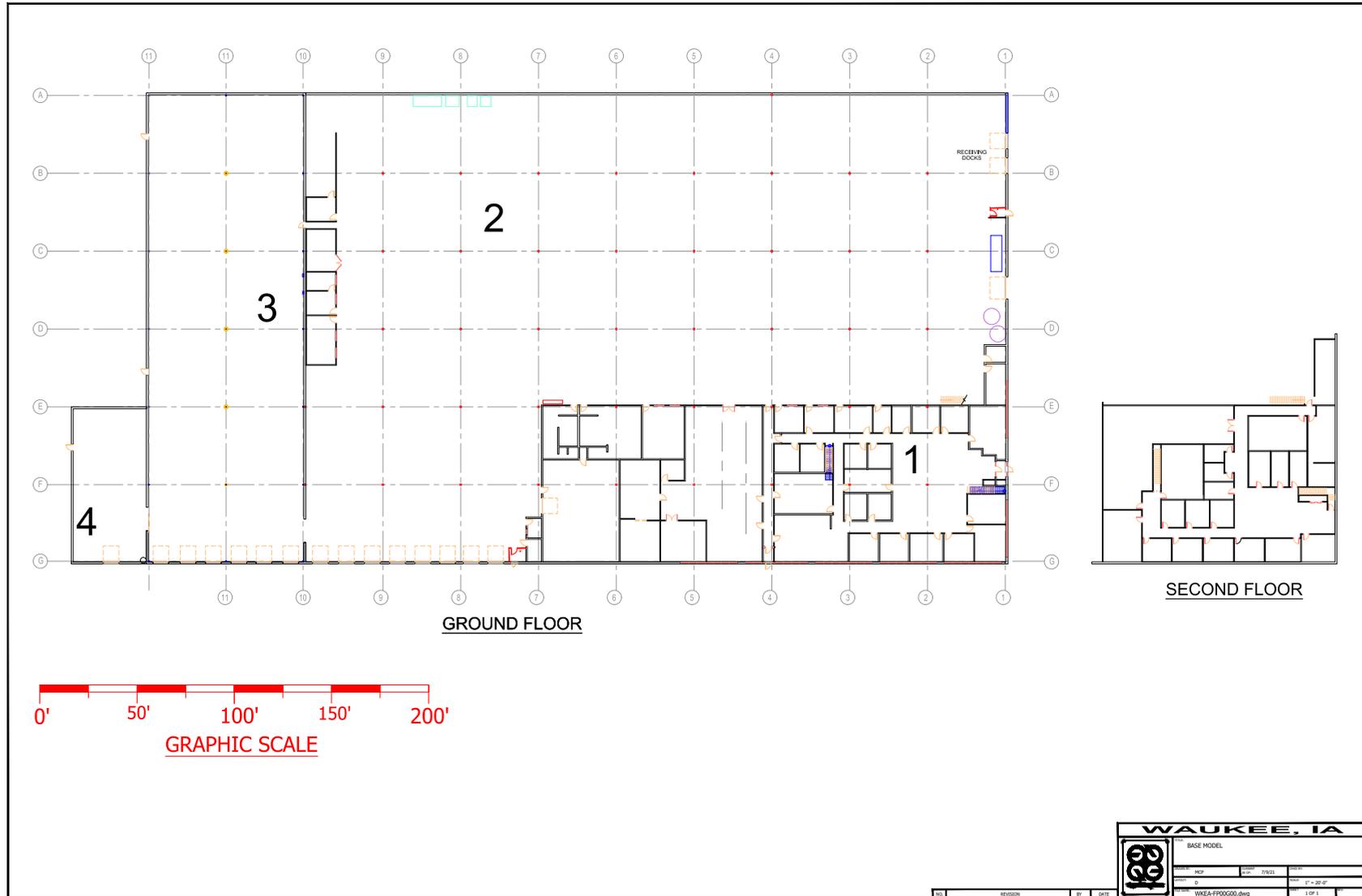
Available Area:	108,800 SF
Land Size:	12.29 AC
Year Built:	1991/1998 (Renovated)
Office:	24,175 SF (2 Story)
Clear Height:	24'
Column Spacing:	40' x 40'
Dock Doors:	17 (All with levelers)
Drive in:	1
Fire Supression:	Wet
HVAC:	Fully climate-controlled facility
Auto Parking:	116
Trailer Parking:	Ability to add
Natural Gas:	Yes
Power:	480v, 3-phase, 1600 amps



PROPERTY PHOTOS



FLOOR PLAN



WAUKEE, IOWA

The City of Waukee is recognized as the fastest-growing (large) city in Iowa and is located in Dallas County—the fourth fastest growing county in the U.S. Waukee offers a friendly, community-oriented vibe featuring quality schools, parks, trails, entertainment and enrichment opportunities. The City is also dedicated to economic development and business opportunities, including the expansion of both the mixed-use development Kettlestone and the highly traveled Hickman Road corridor.

POPULATION DETAILS

A Special Census completed in 2024 shows that Waukee is home to 31,823 people, a significant growth of more than 7,000 from the 2020 U.S. Census, which counted 23,940 residents. This makes Waukee the fast growing City in Iowa and one of the fastest growing communities in the U.S. As the City continues to invest in infrastructure and amenities, and the Waukee Community School District continues to attract people with its quality education and programs, growth in and around Waukee is expected to continue. City officials project that Waukee's population could reach 35,000 by the year 2030. The median resident age is 32.1, and Waukee's median household income is \$94,617.

Top 10 Fastest-Growing U.S. Suburbs, Realtor.com

Top 50 Best Places to Live in America, "Money Magazine"

Top 50 Best Suburbs in America, BusinessInsider.com

Best City in Iowa for Home Ownership, NerdWallet.com

Best Local Community to Live In, "Cityview"

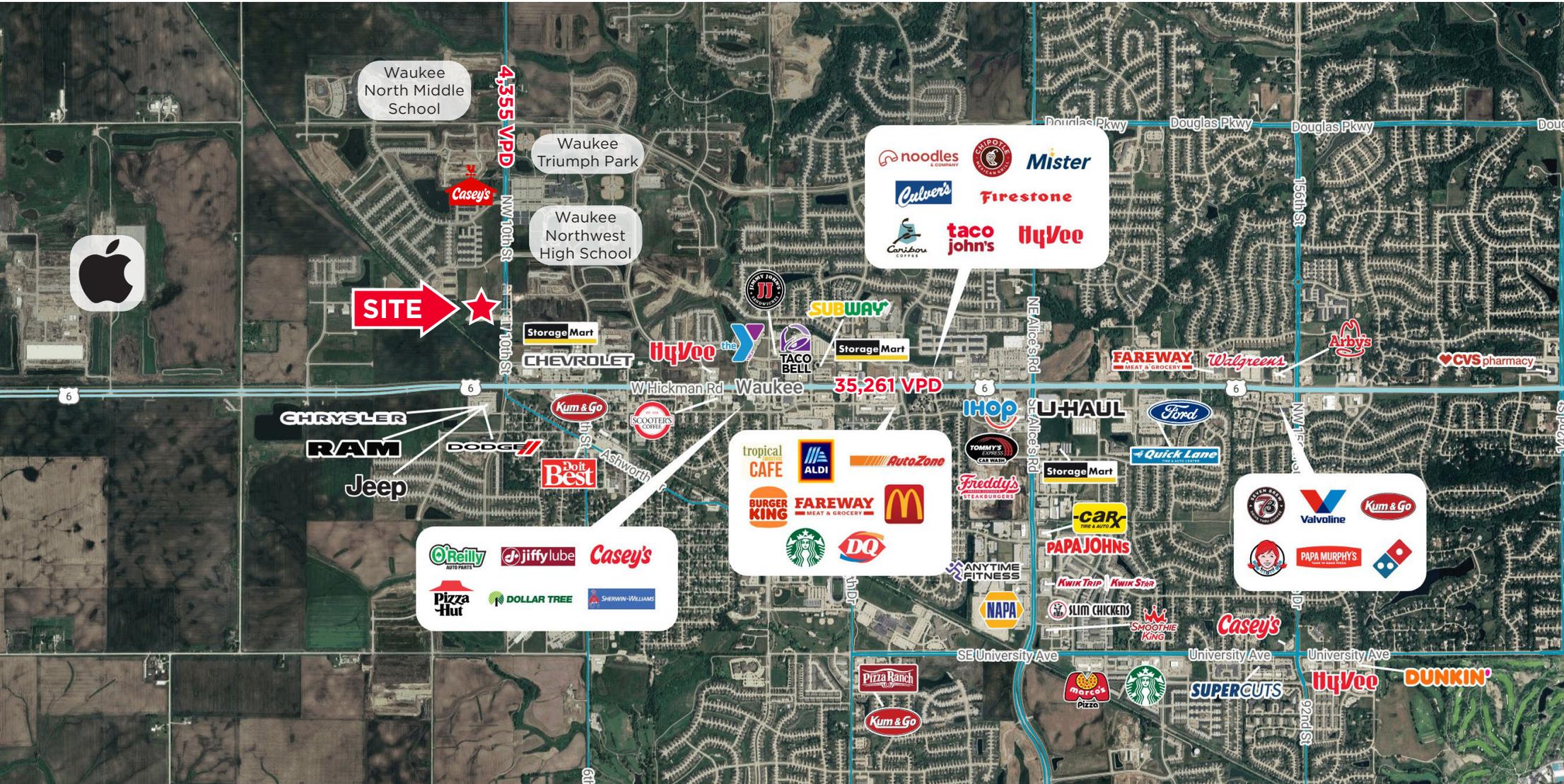


DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
Total Population	16,186	68,284	228,351
Daytime Population	12,869	55,023	242,917
Average Household Income	\$154,009	\$166,705	\$142,125



AERIAL MAP





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