

FOR LEASE

# 801 23RD ST SW

801 23RD ST SW BONDURANT, IA 50035



## PROPERTY DESCRIPTION

Available for lease! This property offers flexible outdoor storage land with lease options from approximately 1 acre up to 10 acres. The property is ideal for contractors, equipment storage, fleet parking, or material laydown uses. Conveniently located near the Des Moines metro and major transportation routes, this property offers a scalable and cost-effective outdoor storage solution in a growing industrial market. Ownership is also open to a build-to-suit opportunity.

## PROPERTY HIGHLIGHTS

- Flexible lease sizes from ~1 acre up to 10 acres
- Fully secured, gated access
- Ideal for outdoor storage, equipment, or contractor use
- Owner open to build-to-suit development
- Convenient Bondurant location with access to major transportation routes
- Scalable solution for short- or long-term users

## OFFERING SUMMARY

<b>Lease Rate:</b>	Negotiable
<b>Available Acres:</b>	1 - 10 Acres
<b>Lot Size:</b>	10 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	4	14	388
<b>Total Population</b>	11	41	1,148
<b>Average HH Income</b>	\$166,902	\$166,902	\$166,902

# Ferguson

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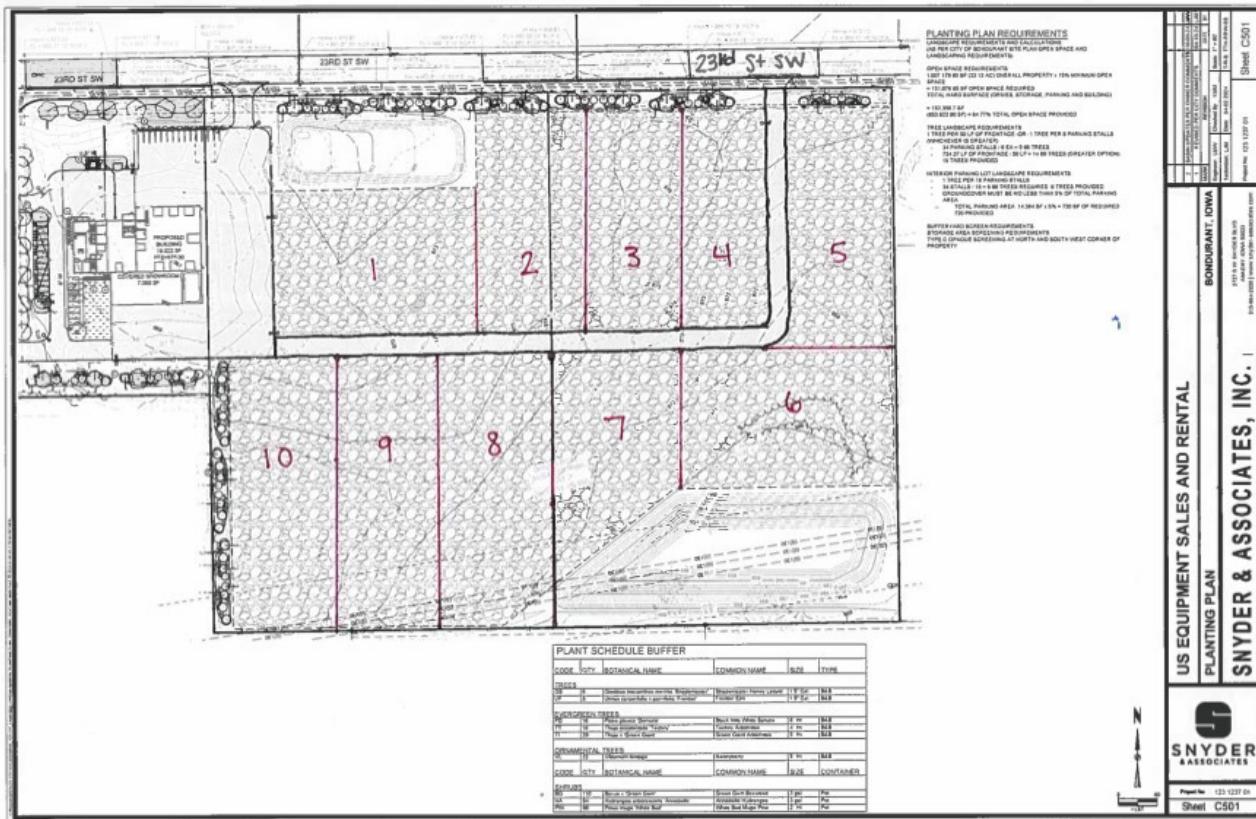
NATHAN PETSCHÉ

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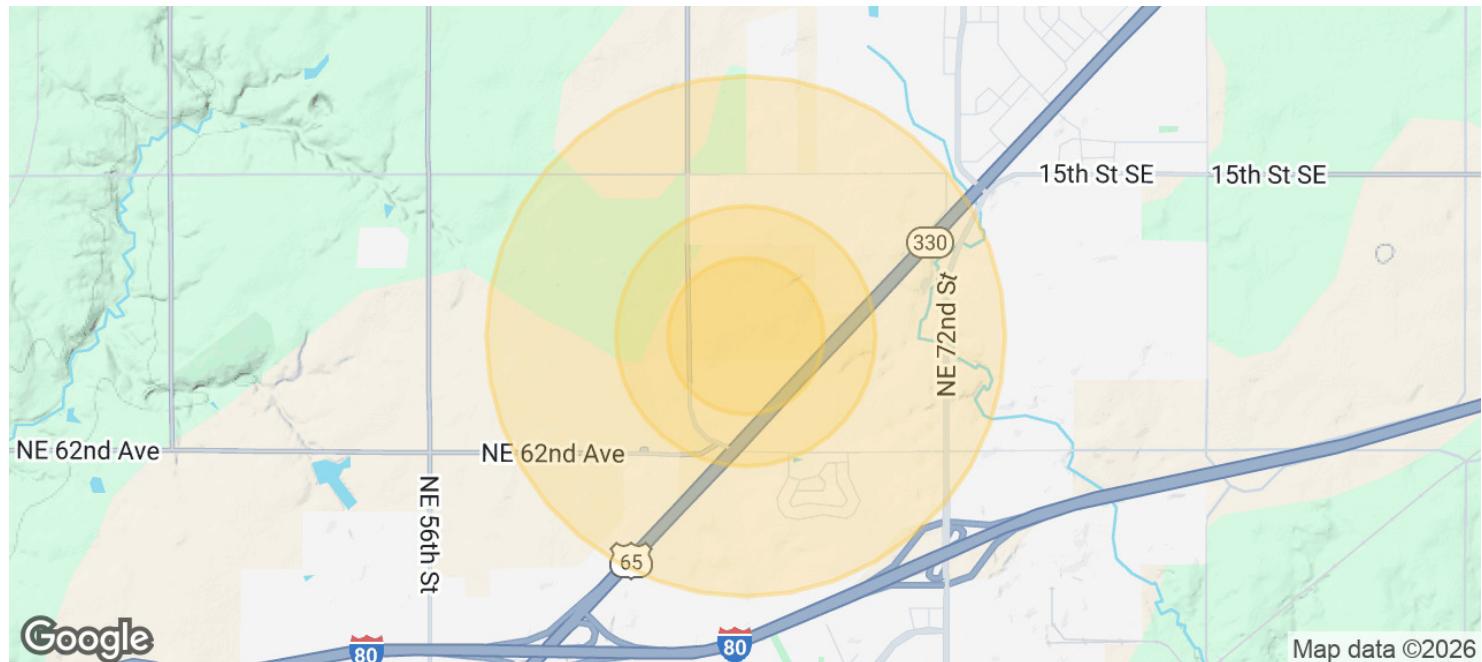
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## POPULATION

## 0.3 MILES

## 0.5 MILES

## 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
<b>Total Population</b>	11	41	1,148
<b>Average Age</b>	36	36	36
<b>Average Age (Male)</b>	36	36	36
<b>Average Age (Female)</b>	36	36	36

## HOUSEHOLDS & INCOME

## 0.3 MILES

## 0.5 MILES

## 1 MILE

<b>Total Households</b>	4	14	388
<b># of Persons per HH</b>	2.8	2.9	3
<b>Average HH Income</b>	\$166,902	\$166,902	\$166,902

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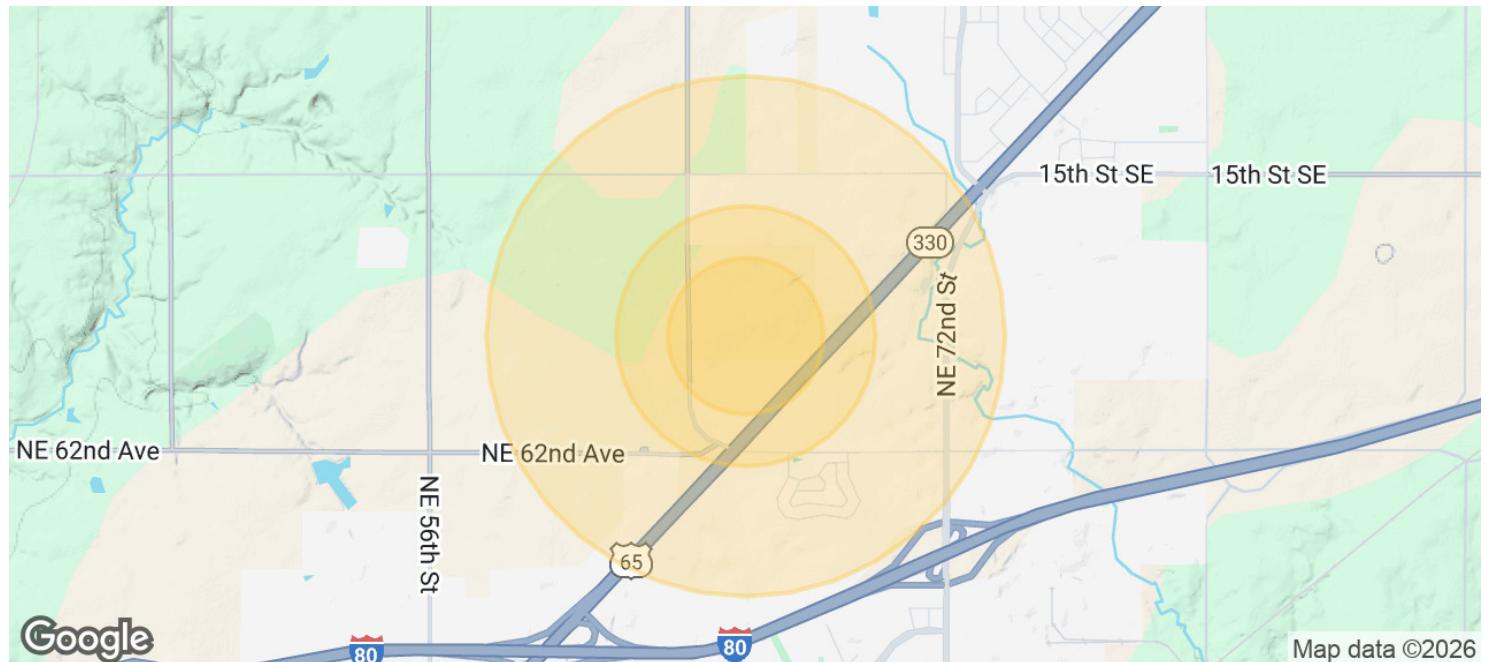
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Average House Value

\$464,866

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*Demographics data derived from AlphaMap*

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