

FOR LEASE

1495 KEOSAUQUA WAY

1495 KEOSAUQUA WAY DES MOINES, IA 50314



PROPERTY DESCRIPTION

This unique 3 story property is available for lease! The first floor consists of 6,100 square feet of industrial/shop space. In this space, there are 3 offices built out, 3 drive-in doors in which one leads to an interior dock door. The second floor consists of 6,100 square feet of office space and open storage space. The second floor has an open work area, 8 private offices, restroom and a storage room. In the back half, there is a large open area as well as a drive in bay. The second floor has a conveyor system that gives access to a 3rd floor cold storage space included with the lease of the second floor.

PROPERTY HIGHLIGHTS

- 1st Floor: 6,100 sf of industrial/shop space
- 2nd Floor: 6,100 square feet of Office/Flex space with 6,100 sf of cold storage on 3rd floor
- 3 overhead drive-in doors
- Located within .5 miles of Exit 7 of I-235
- Utilities and Snow Removal not included in rent
- Co-Tenants: Kurtz Hardware

OFFERING SUMMARY

Lease Rate:	\$2,500.00 - 6,000.00 per month (MG)
Available SF:	6,100 - 12,200 SF
Building Size:	18,300 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	328	1,870	7,551
Total Population	971	4,960	18,799
Average HH Income	\$47,584	\$46,865	\$55,261

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Ferguson

fergusoncres.com

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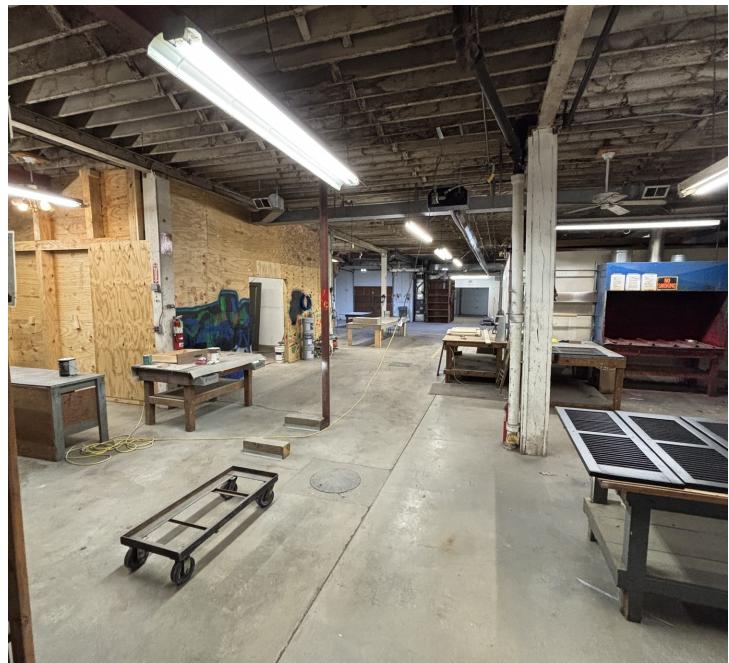
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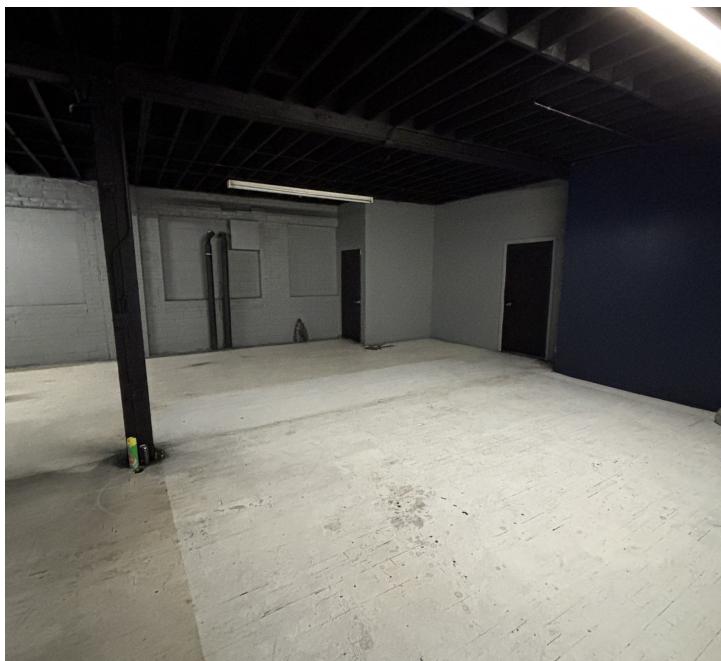
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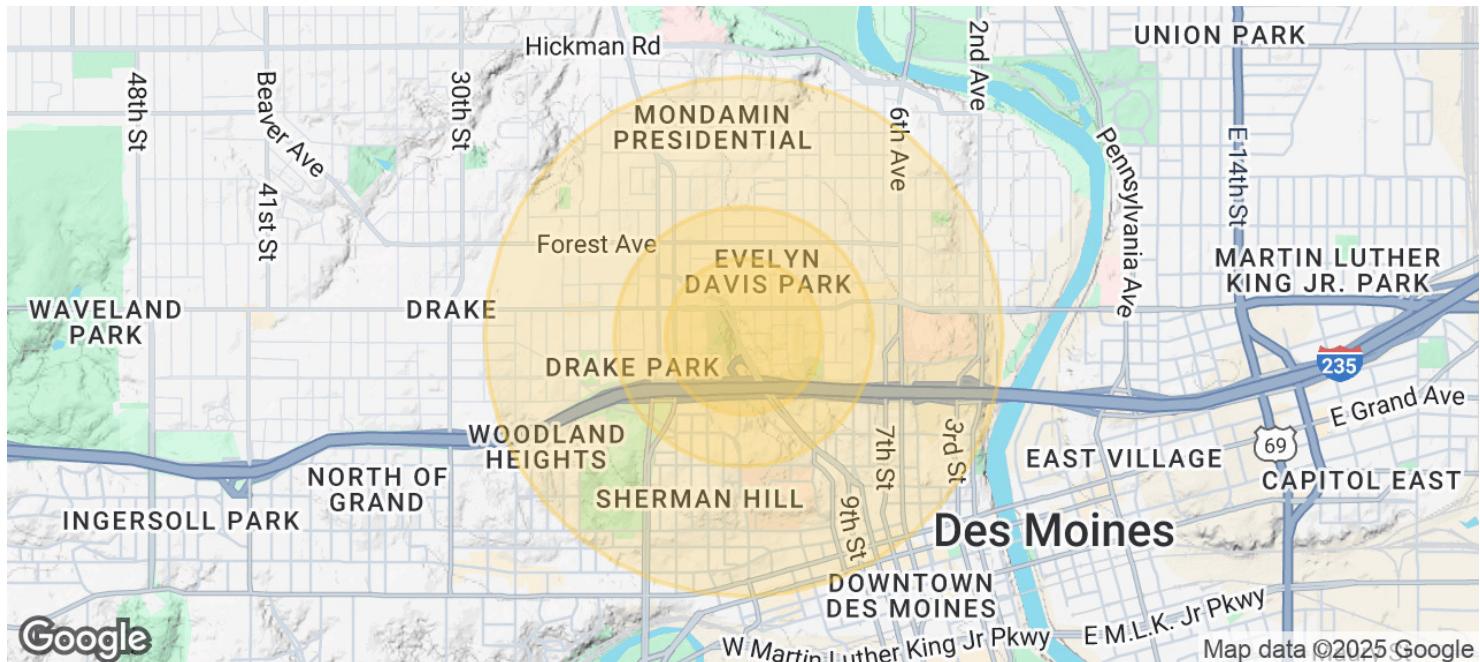
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

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Total Population	971	4,960	18,799
Average Age	33	33	34
Average Age (Male)	33	33	34
Average Age (Female)	33	34	34

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	328	1,870	7,551
# of Persons per HH	3	2.7	2.5
Average HH Income	\$47,584	\$46,865	\$55,261

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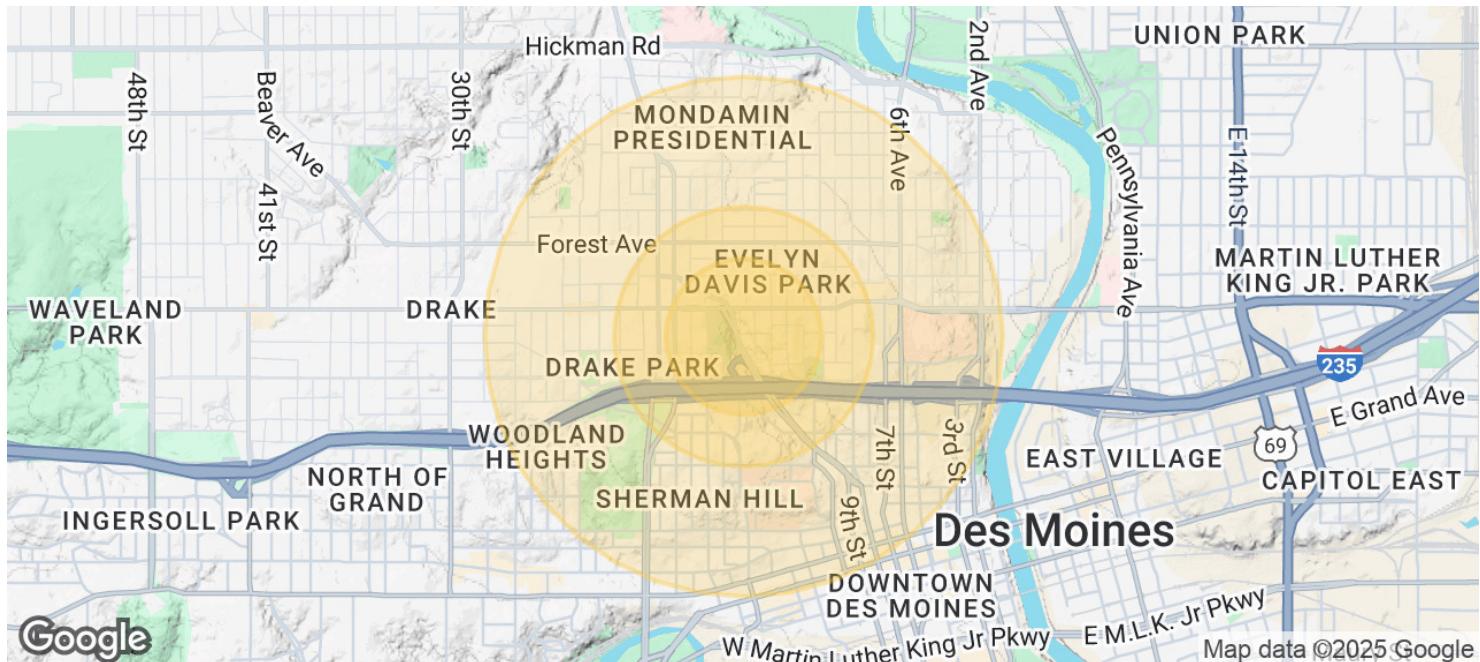
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Average House Value

\$164,354

\$189,270

\$203,474

Demographics data derived from AlphaMap

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