

1675

NE 51<sup>ST</sup> AVE

DES MOINES, IA 50313

**NEW OWNERSHIP**

**For Lease  
Warehouse**

**25,000 - 58,000 SF**



**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors

## // LEASE RATE

\$ 4.95 NNN

## // PROPERTY FEATURES



Vacant, immediate occupancy



Attractive warehouse rates



Convenient Des Moines location



1 Mile from Interstate 80



New ownership with several new improvements



New thermocyclers throughout the space



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## // BUILDING SPECS

**BUILDING SIZE**  
128,057 SF TOTAL

**LAND AREA**  
11.05 ACRES

**CLEAR HEIGHT**  
22'

**DOCK DOORS**  
3 (ABILITY TO ADD)

**ZONING**  
HI - HEAVY INDUSTRIAL

**DRIVE-IN DOORS**  
2 (ABILITY TO ADD)

**LED MOTION  
SENSOR LIGHTING**

**SPRINKLERS**  
DRY SPRINKLER SYSTEM

**FENCED  
TRUCK COURT**

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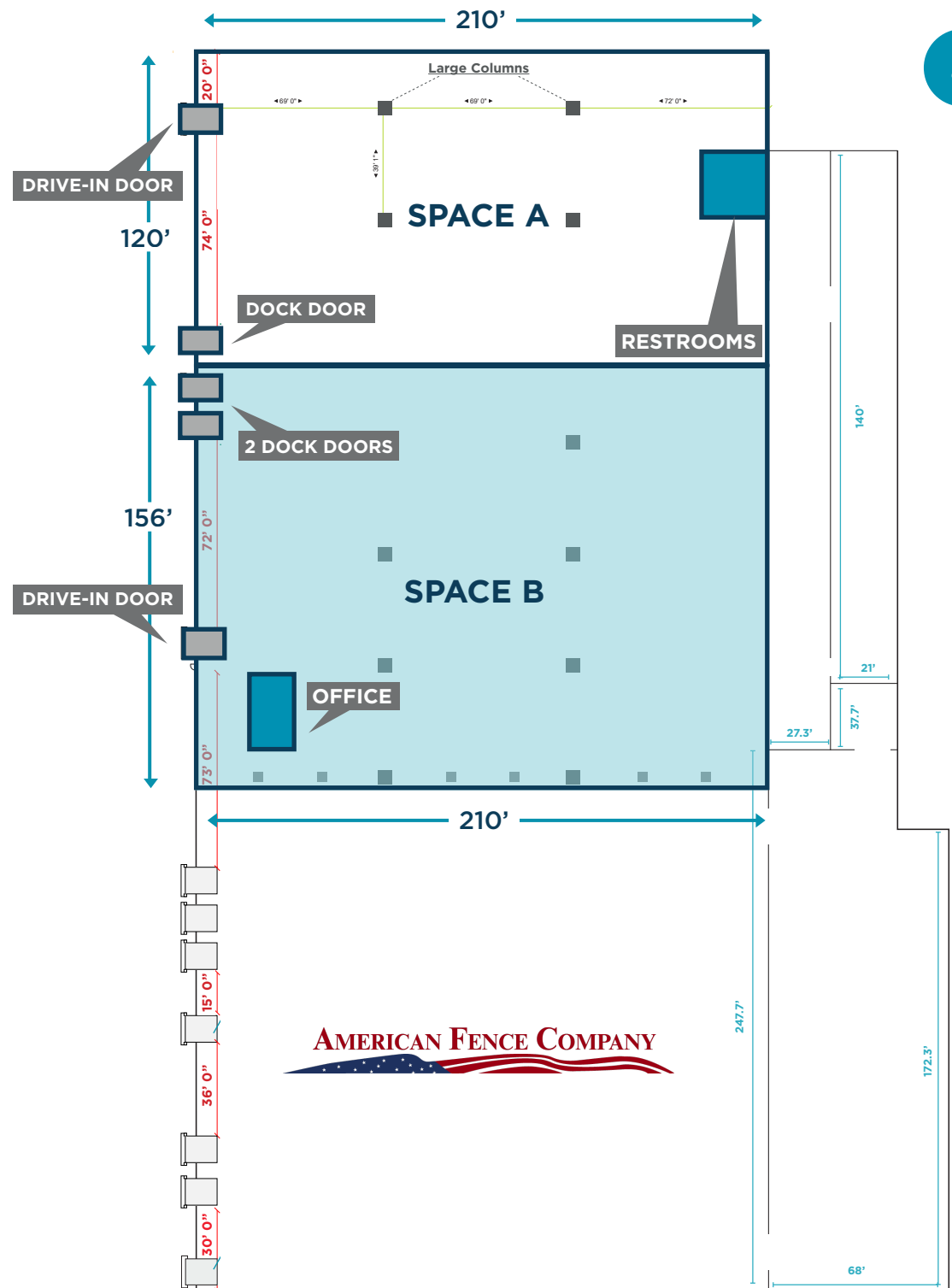
# // FLOOR PLAN

## SPACE A

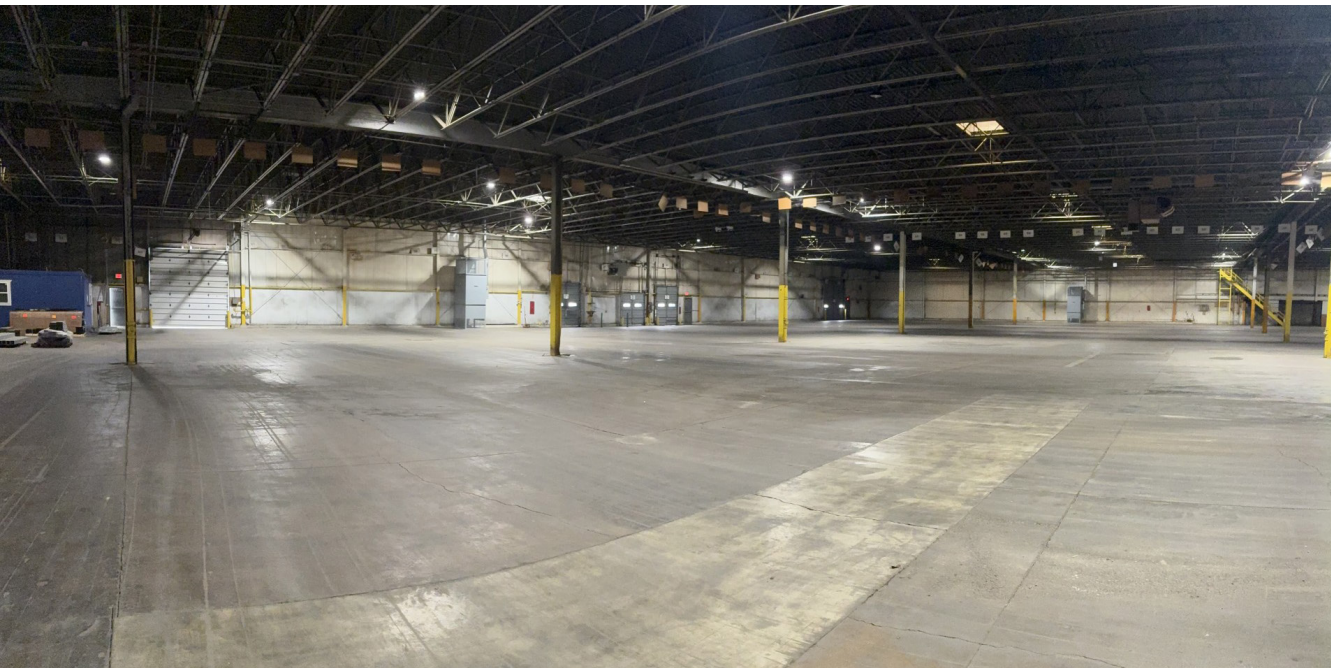
- Approximately 25,000 SF
- 120' x 210'
- 1 Drive-in door
- (1) 10' H x 8' W Dock door with leveler
- Existing restrooms

## SPACE B

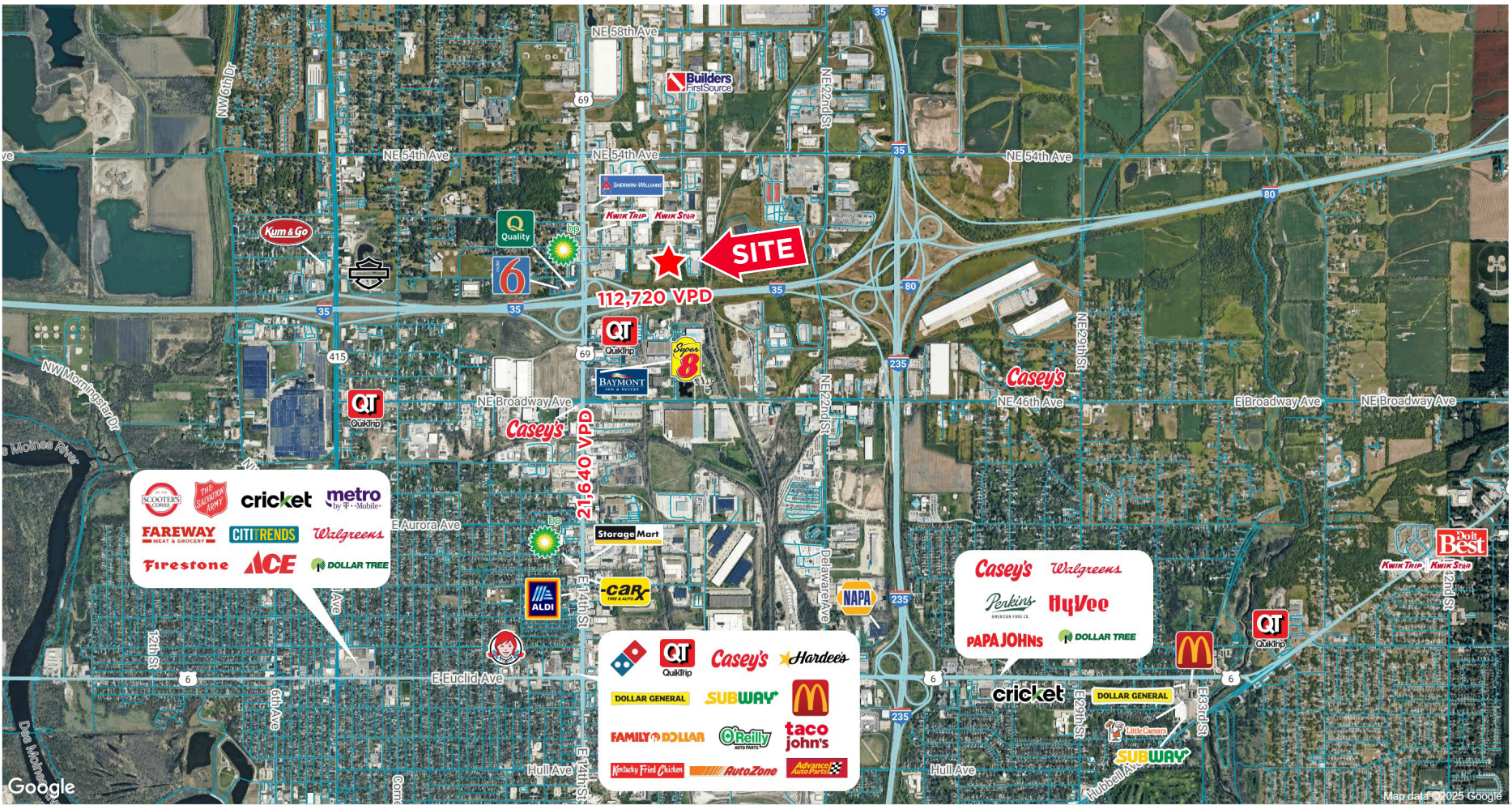
- Approximately 33,000 SF
- 156' x 210'
- 1 Drive-in door
- 2 Dock doors - 10' H x 8' W / 8' x 8'
- Small office
- Restrooms stubbed in



# // PROPERTY PHOTOS



New Thermocyclers



## 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

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AMERICAN FENCE COMPANY

## CONTACT

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