



For lease

Up to 133,350 SF
Industrial, flex, & office
space available for lease

1901 Bell Avenue

Des Moines, Iowa 50315



Location

- ◆ Centrally located in the Des Moines Metro
- ◆ South of Downtown Des Moines with quick access to the Interstate
- ◆ Variety of amenities in the immediate area

Property specifications

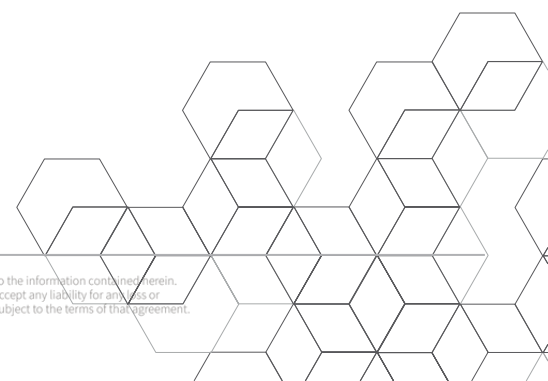
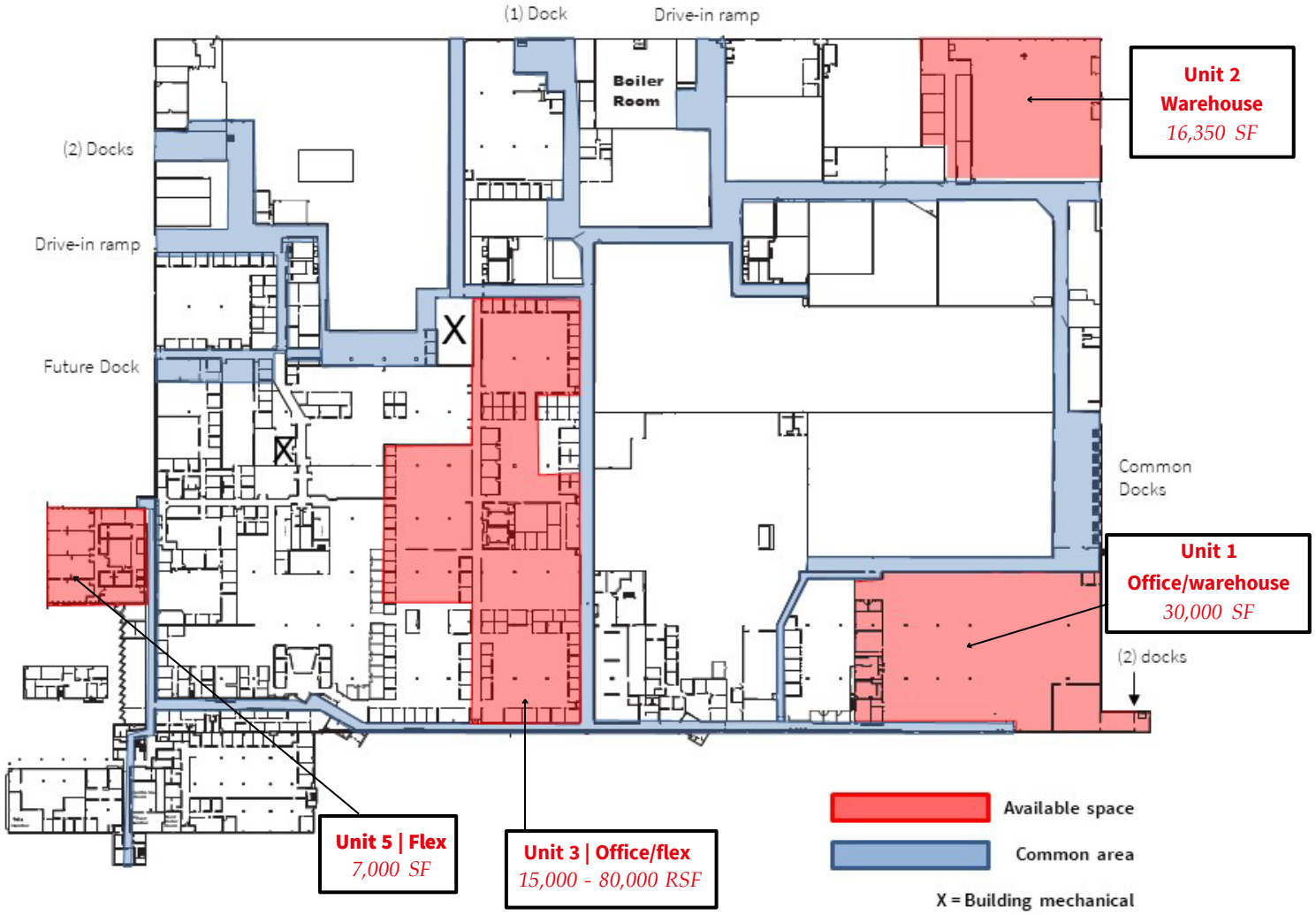
- ◆ Up to 133,350 RSF available (divisible) Shared
- ◆ access to dock and drive-in doors Ample
- ◆ parking on-site
- ◆ Potential for outdoor storage or trailer parking
- ◆ Zoning: DX2
- ◆ 3-phase power

Advantages and amenities

- ◆ 24 hour surveillance and on-site management
- ◆ Sprinklered building
- ◆ Building and monument signage available
- ◆ Ownership is open to converting the office space into traditional warehouse pending lease term and credit

Floor plan

Industrial flex space for lease

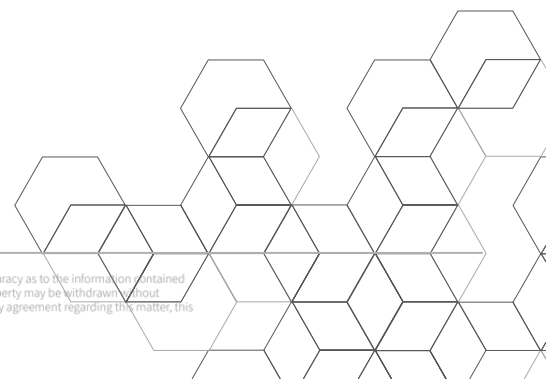


Space details



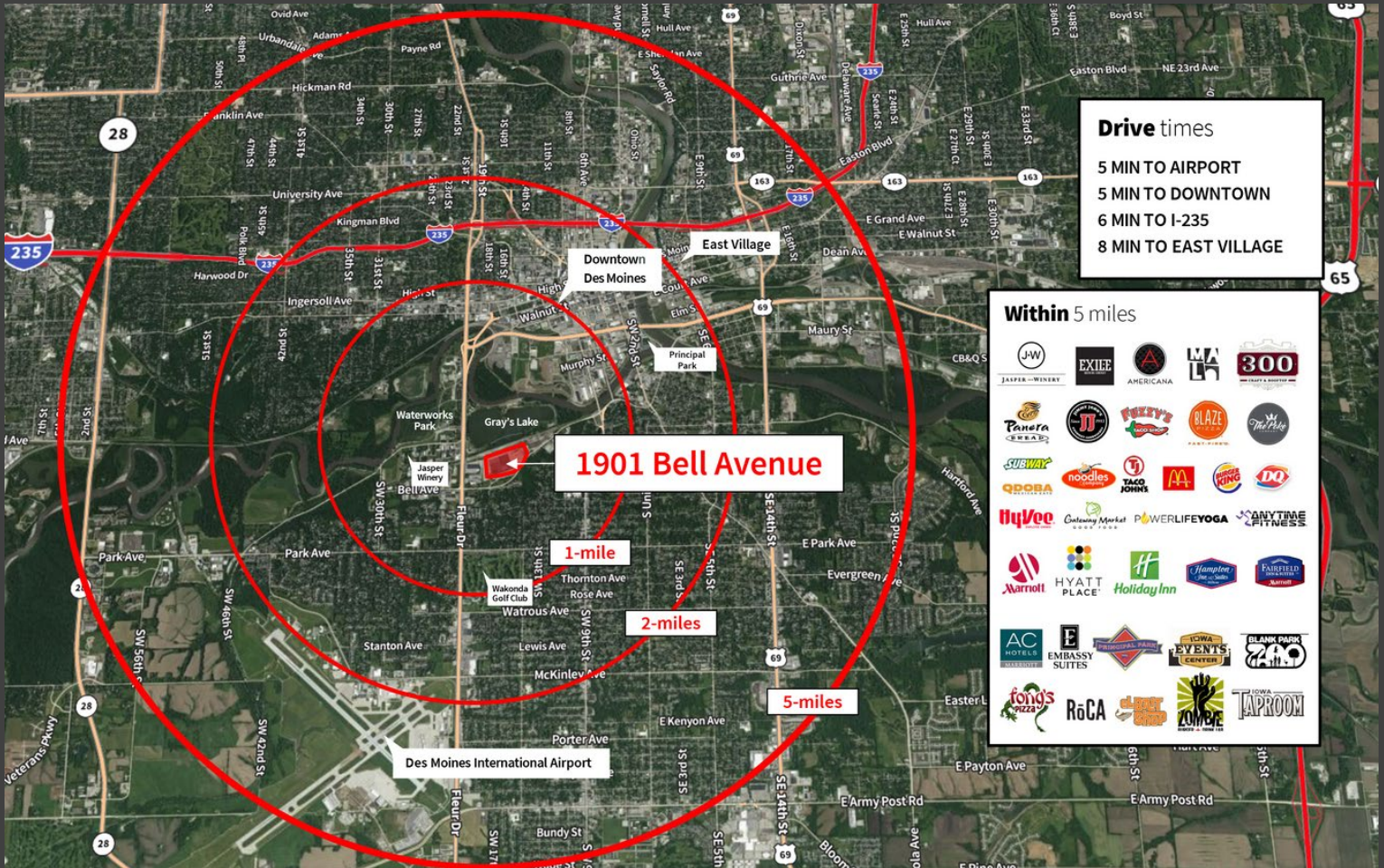
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Unit #	SF Available	Space specifications
Unit 1	Total: 30,000 SF <ul style="list-style-type: none">Warehouse: 30,000 SF	<ul style="list-style-type: none">Warehouse availableRestrooms included in space(2) Docks available
Unit 2	Warehouse: 16,350 SF	<ul style="list-style-type: none">Exclusive dock accessRestrooms included
Unit 3	Office/flex: 15,000 SF - 80,000 SF	<ul style="list-style-type: none">Shared access to restroomsShared access to docks
Unit 5	Flex: 7,000 SF	<ul style="list-style-type: none">Former daycare userShared access to restroomsShared access to docks



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