CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

INDUSTRIAL SPACE FOR LEASE

1710 GUTHRIE AVE | SUITE E & F | DES MOINES, IA 50316

6,000 SF | $6.95 PSF NNN

- Immediate Interstate Access
- Attractive Warehouse Rates
- Convenient Des Moines Location

PROPERTY OVERVIEW

SUITE E & F

Lease Rate: $6.95 PSF NNN

- Available 3/1/2027
- 1 Dock Door (8’ x 10’)
- 1 Drive-in: (12’ x 12’)
- Ample truck and trailer parking
- Sprinklered Warehouse
- Office space includes 4 offices, storage room, and restroom
- Single office in the warehouse

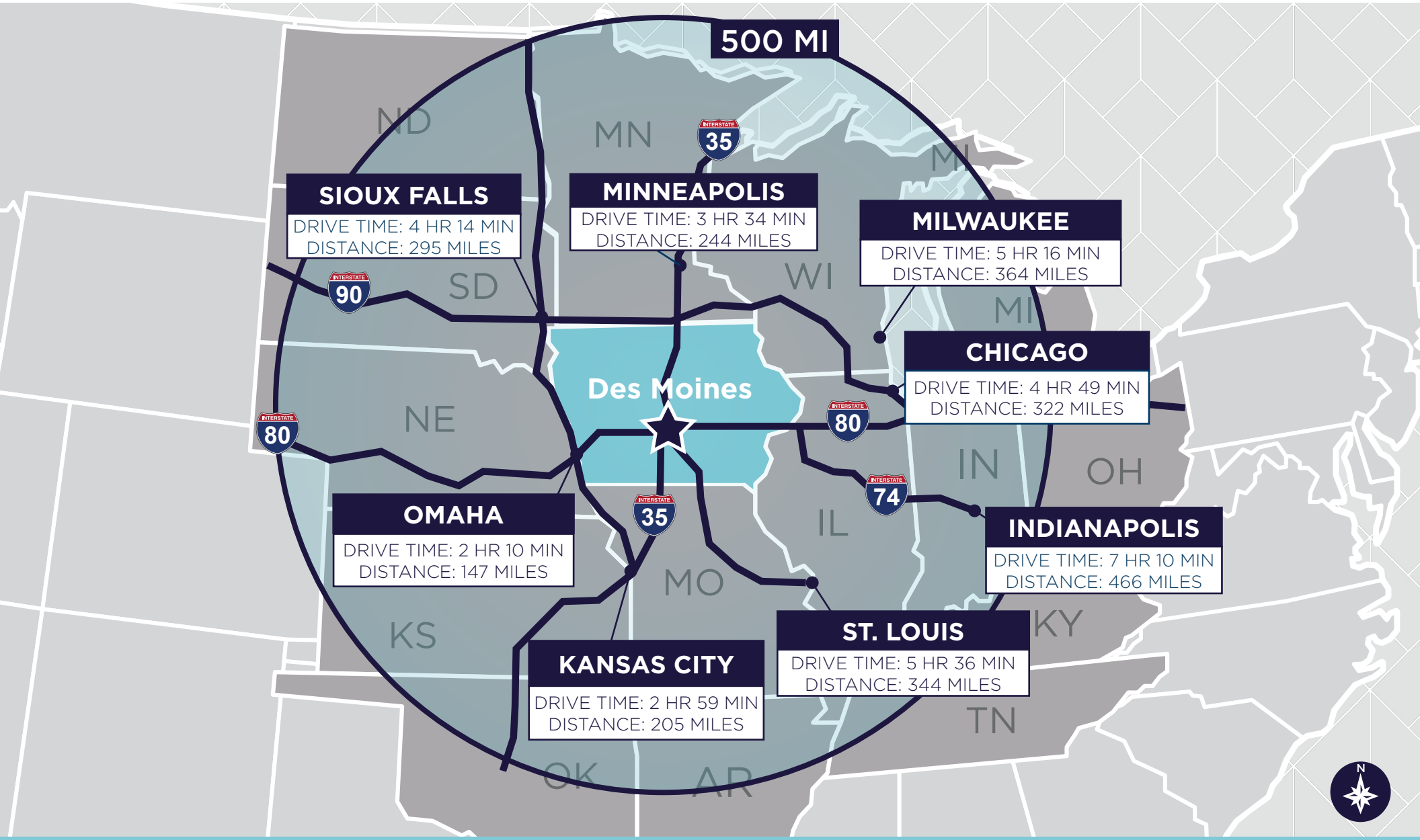
BUILDING OVERVIEW

- Total Building Size: 77,270 SF
- Year Built: 1980
- Site Area: 4.77 AC
- Major capital improvements recently completed
- Close proximity to I-235 and I-80/35
- Excellent visibility on Guthrie Avenue and Dixon Street

AERIAL

~0.5 MILE TO I-235
ups
TIRE CFI SERVICE
GRAINGER
Airgas
O'Reilly AUTO PARTS
LOMAR DISTRIBUTING, INC.
AIM ALL IOWA MECHANICAL
APPLIANCES Scratch & DENT OF IOWA
PROPERTY

MIDWEST HUB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Des Moines
SIOUX FALLS
DRIVE TIME: 4 HR 14 MIN
DISTANCE: 295 MILES
MINNEAPOLIS
DRIVE TIME: 3 HR 34 MIN
DISTANCE: 244 MILES
MILWAUKEE
DRIVE TIME: 5 HR 16 MIN
DISTANCE: 364 MILES
CHICAGO
DRIVE TIME: 4 HR 49 MIN
DISTANCE: 322 MILES
OMAHA
DRIVE TIME: 2 HR 10 MIN
DISTANCE: 147 MILES
INDIANAPOLIS
DRIVE TIME: 7 HR 10 MIN
DISTANCE: 466 MILES
ST. LOUIS
DRIVE TIME: 5 HR 36 MIN
DISTANCE: 344 MILES
KANSAS CITY
DRIVE TIME: 2 HR 59 MIN
DISTANCE: 205 MILES
INTERSTATE 35
INTERSTATE 90
INTERSTATE 80
INTERSTATE 74
N

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