

FOR LEASE

515 Railroad Avenue, West Des Moines, IA 50265



PROPERTY DESCRIPTION

7,000 square foot flex office showroom and warehouse space located at 515 Railroad Avenue in West Des Moines, IA. Boasting a generous 5,000 square feet on the main level and 2,000 square feet on the second level, this property provides ample room for your operations. With the convenience of a dock and a drive-in door, seamless access to both office and warehouse areas has never been easier. This versatile space in the desirable Valley Junction area is the perfect for your business's growth and success.

PROPERTY HIGHLIGHTS

- 7,000sf Flex office showroom and warehouse
- 5,000sf on main level
- 2,000sf 2nd level
- 1 Dock
- 1 Drive in Door
- office
- Warehouse
- Valley Junction

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	7,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	210	875	2,952
Total Population	474	1,982	6,682
Average HH Income	\$76,913	\$78,783	\$87,187

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MICK GROSSMAN
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KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

INDUSTRIAL FOR LEASE

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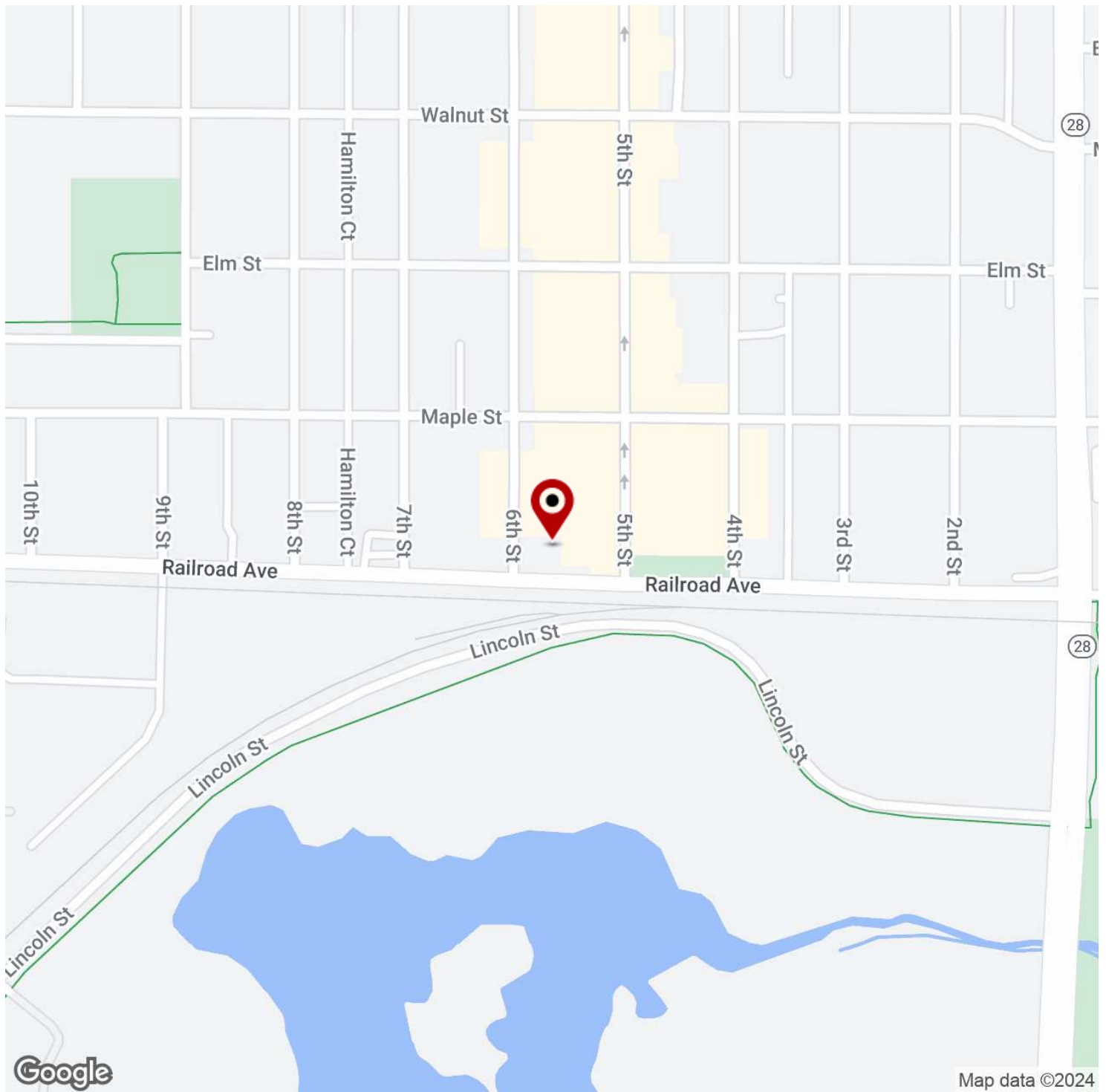
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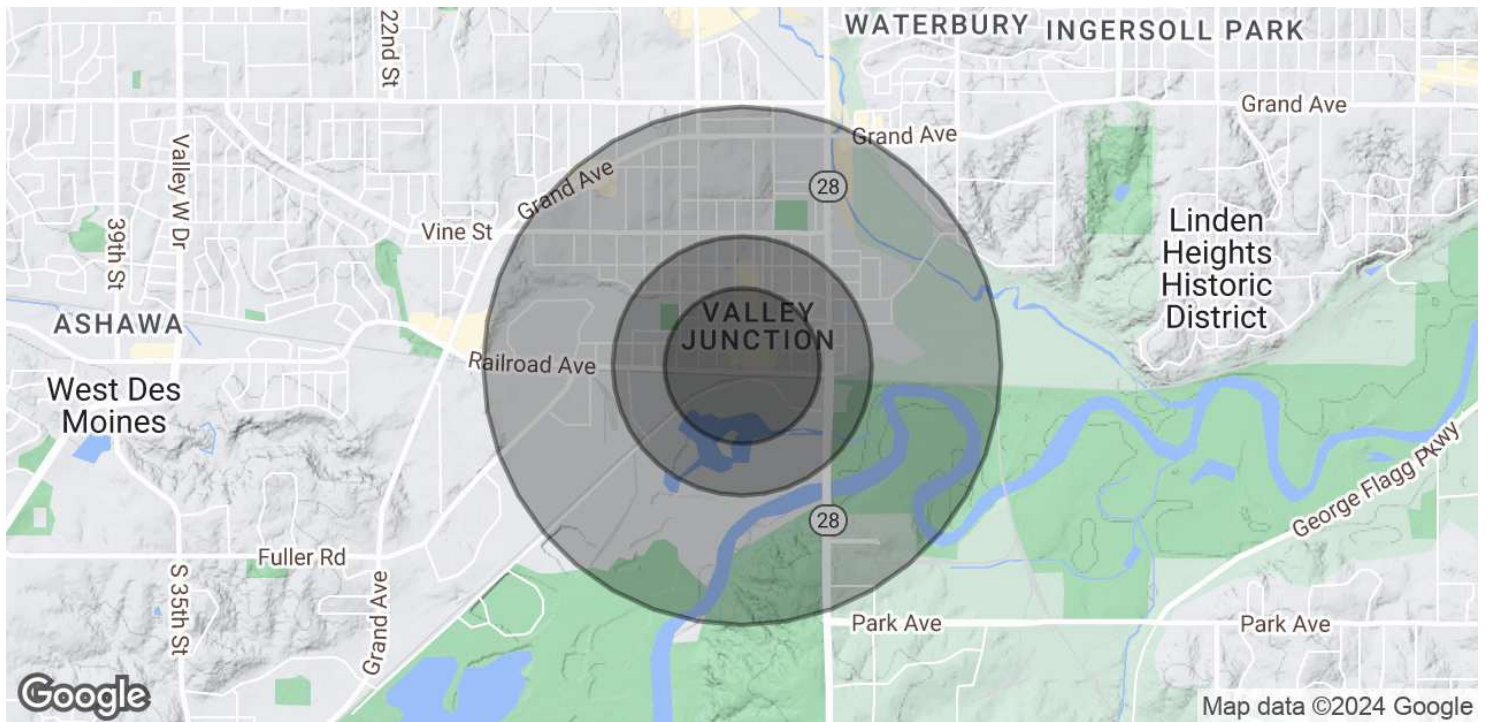
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	474	1,982	6,682
Average Age	38	38	38
Average Age (Male)	38	37	37
Average Age (Female)	39	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	210	875	2,952
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$76,913	\$78,783	\$87,187
Average House Value	\$238,700	\$254,063	\$267,784

Demographics data derived from AlphaMap

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