

FOR LEASE

1125 SE WESTBROOKE DRIVE

1125 SE WESTBROOKE DRIVE WAUKEE, IA 50263



PROPERTY DESCRIPTION

12,000 SF of industrial space. Rate is negotiable.

PROPERTY HIGHLIGHTS

- 4 drive-in doors
- 1 dock door
- Central HVAC (gas forced warm air)
- Conveniently located off Southeast Alice's Road/Grand Prairie Parkway with easy access to Hickman Road and I-80
- Building is owned by Darin Ferguson who is a licensed real estate broker in the state of Iowa

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	12,000 SF
Building Size:	18,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	549	1,259	5,055
Total Population	1,314	3,121	12,910
Average HH Income	\$92,608	\$98,510	\$109,801



DARIN FERGUSON

515.778.6683

darin@fergusoncres.com

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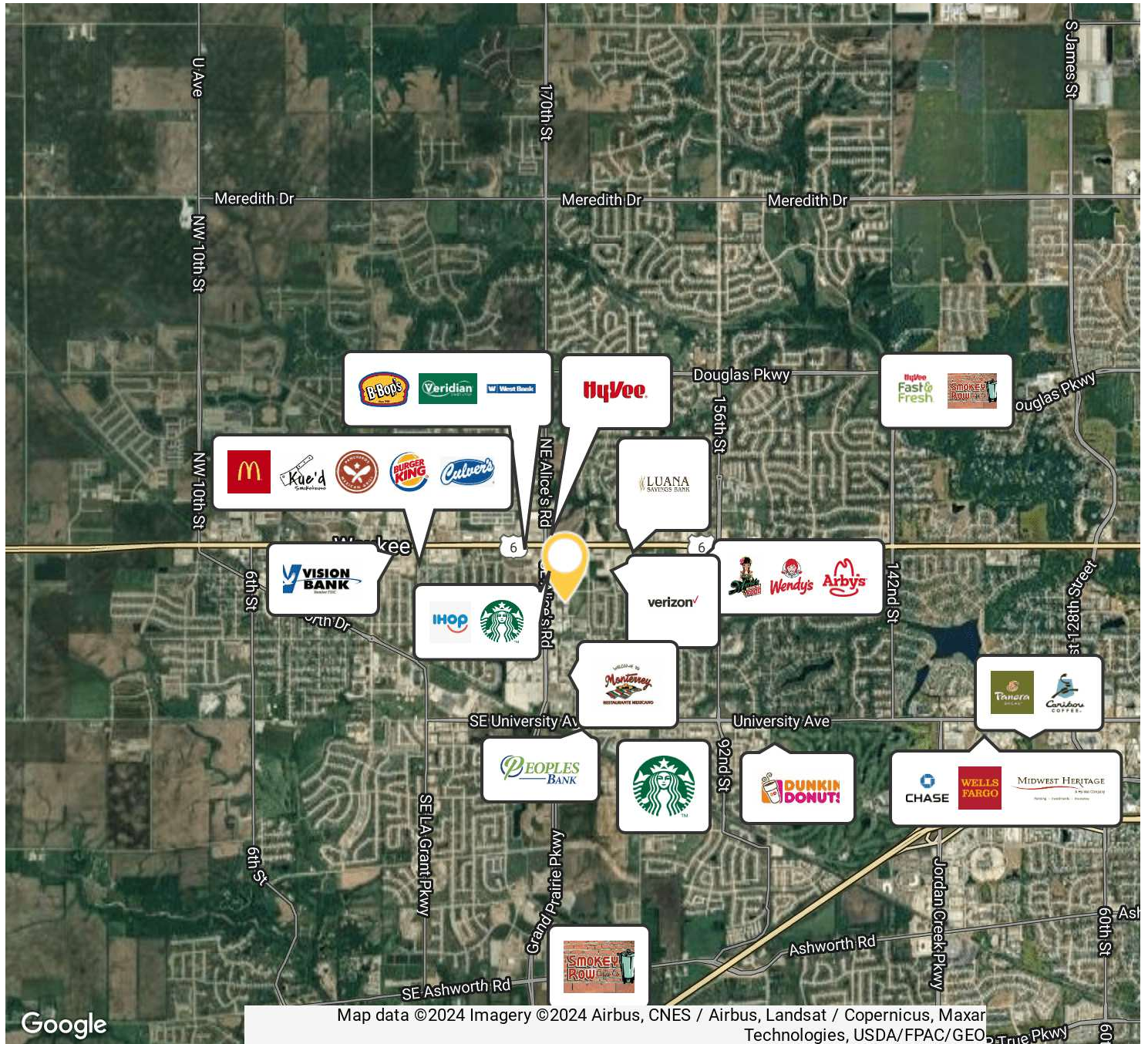
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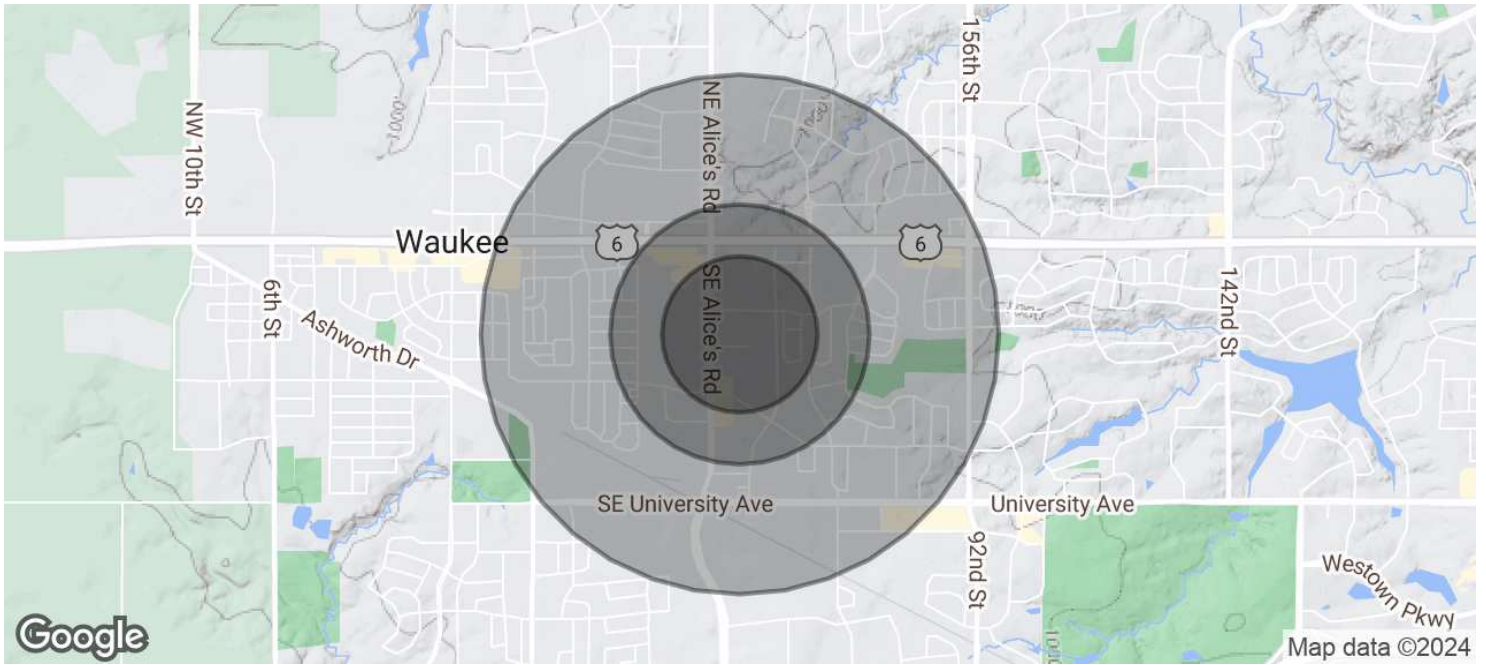


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,314	3,121	12,910
Average Age	37	37	36
Average Age (Male)	34	35	34
Average Age (Female)	40	40	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	549	1,259	5,055
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$92,608	\$98,510	\$109,801



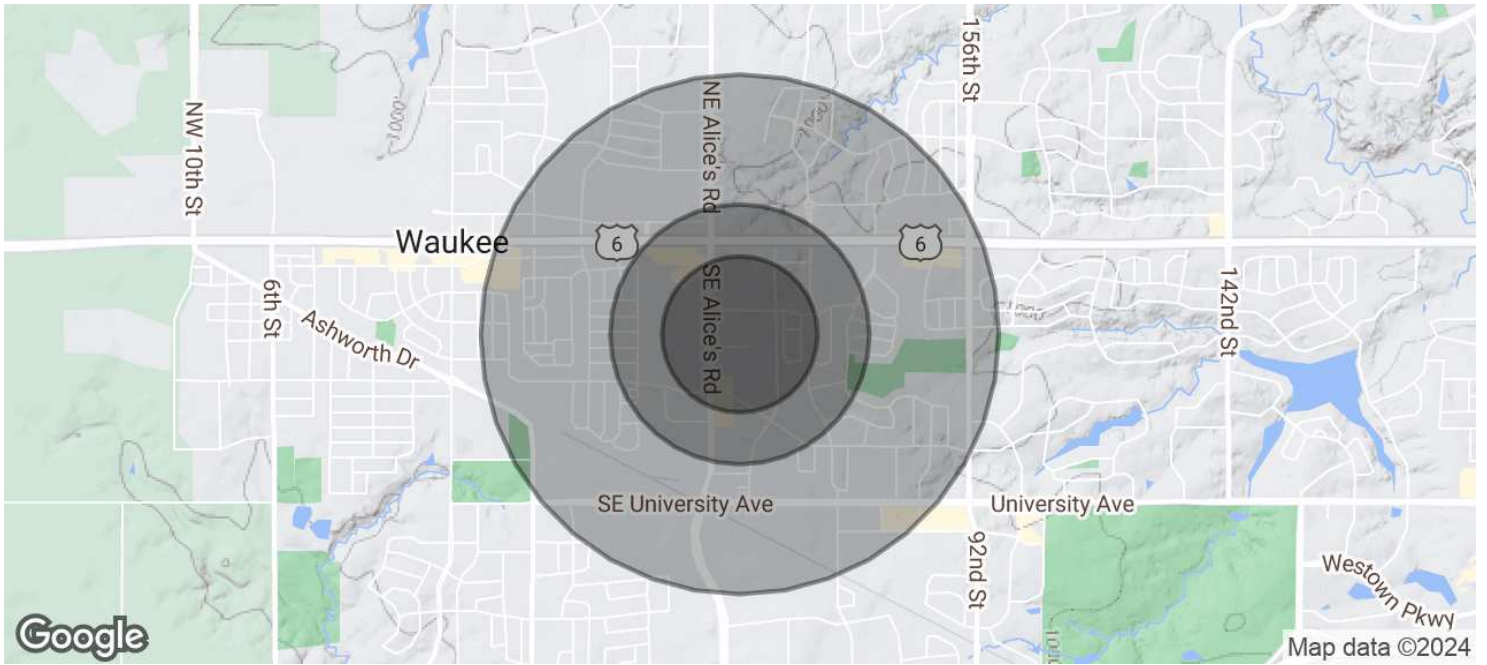
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Average House Value

\$295,913

\$304,652

\$324,523

** Demographic data derived from 2020 ACS - US Census*



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