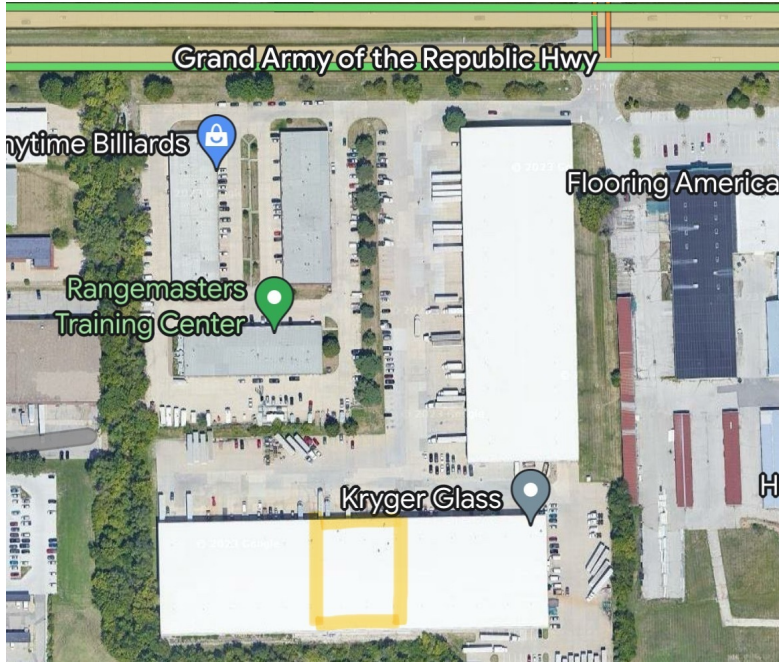


FOR LEASE

CLIVE DISTRIBUTION CENTER

10400 HICKMAN RD CLIVE, IA 50325



PROPERTY DESCRIPTION

20,000 SF available for lease, three 10' x 10' dock doors with levelers.
Small office, 100' x 200' space, potential to demise to 10,000sf

PROPERTY HIGHLIGHTS:

- ONE MILE TO INTERSTATE 35 / 80
- LIGHTED INTERSECTION
- NEW TPO ROOFING SYSTEM

OFFERING SUMMARY

Lease Rate:	\$4.25 SF/yr (NNN)
Available SF:	10,000 - 20,000 SF
Building Size:	140,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	557	2,237	5,234
Total Population	1,329	5,221	11,568
Average HH Income	\$119,960	\$110,415	\$96,548



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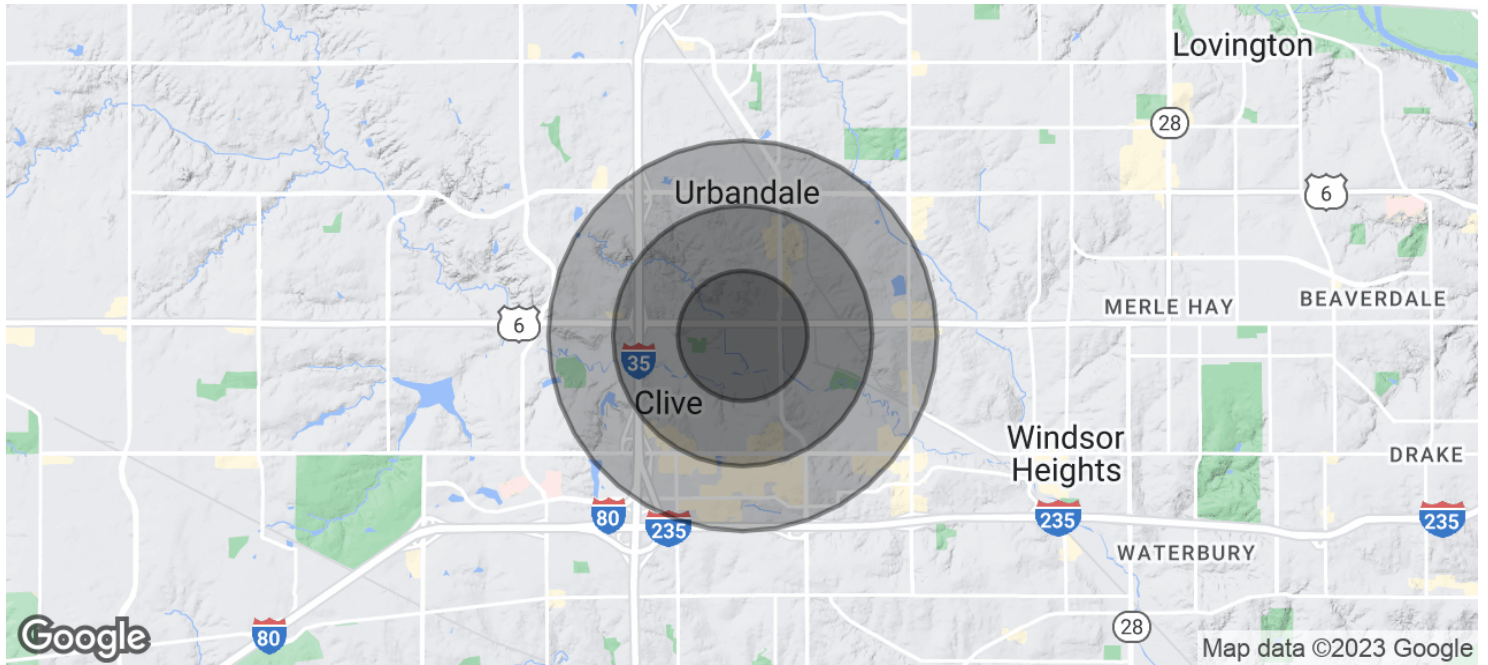
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,329	5,221	11,568
Average Age	42.2	41.2	40.5
Average Age (Male)	39.6	39.0	39.1
Average Age (Female)	44.6	43.8	42.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	557	2,237	5,234
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$119,960	\$110,415	\$96,548



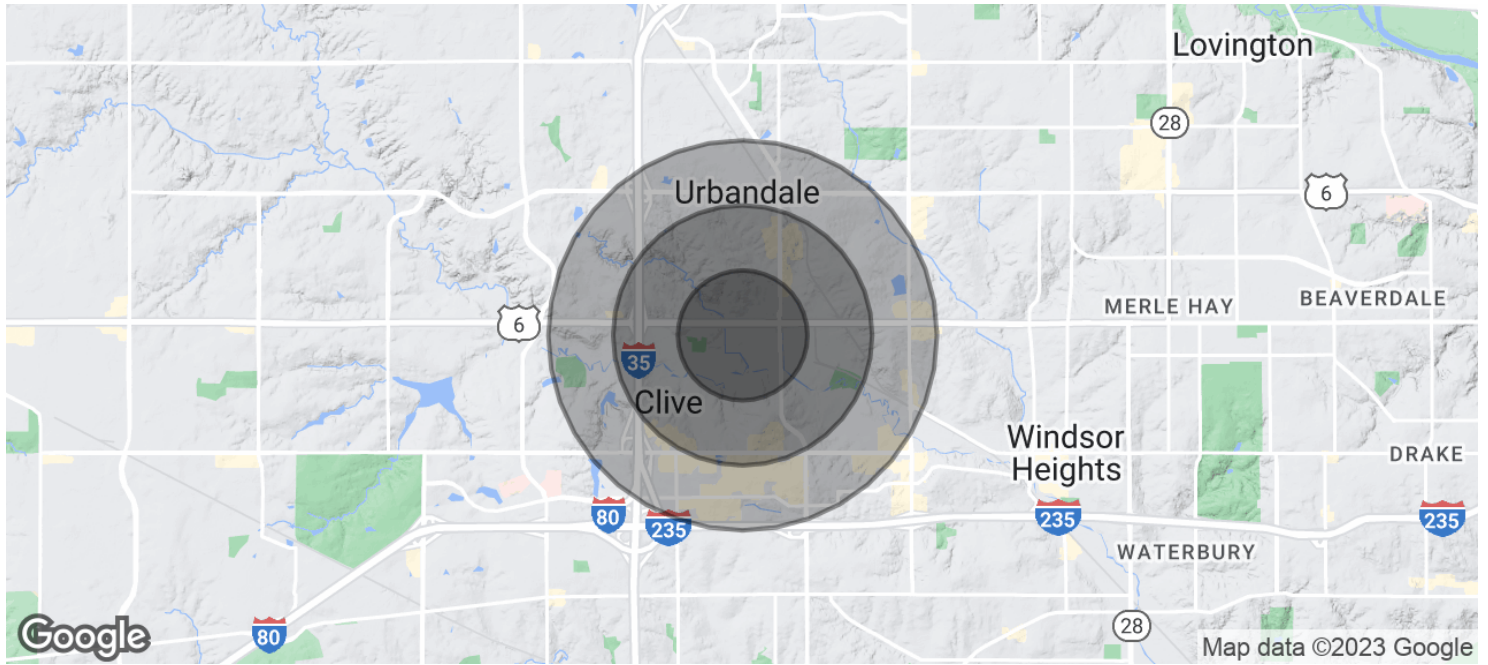
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Average House Value

\$234,666

\$229,795

\$220,277

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



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