

FOR LEASE

1800 HULL AVE

1800 HULL AVE DES MOINES, IA 50313



PROPERTY DESCRIPTION

Unlock the potential of this expansive 70,660 square foot warehouse located in the heart of Des Moines, just minutes from I-235. Under new ownership, this property offers exceptional flexibility and is ready to be tailored to meet your operational needs.

With a willingness to demise the space, ownership can accommodate a range of tenant sizes. Whether you need the full square footage or a smaller customized suite, the layout allows for multiple demising configurations. Additional drive-in doors or dock-high doors can be added to suit your logistics or distribution requirements.

PROPERTY HIGHLIGHTS

- Up to 39,760 SF of warehouse space available
- Flexible demising options to fit a variety of tenant sizes
- Ability to add drive-in and/or dock doors
- Excellent access to I-235, providing efficient regional connectivity
- Ideal for warehousing, distribution, light manufacturing, or flex

OFFERING SUMMARY

Lease Rate:	\$6.00 SF/yr (NNN)
Available SF:	8,016 - 39,760 SF
Lot Size:	232,234 SF
Building Size:	70,660 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	9	432	2,982
Total Population	30	1,454	8,338
Average HH Income	\$66,315	\$67,090	\$70,470



fergusoncres.com

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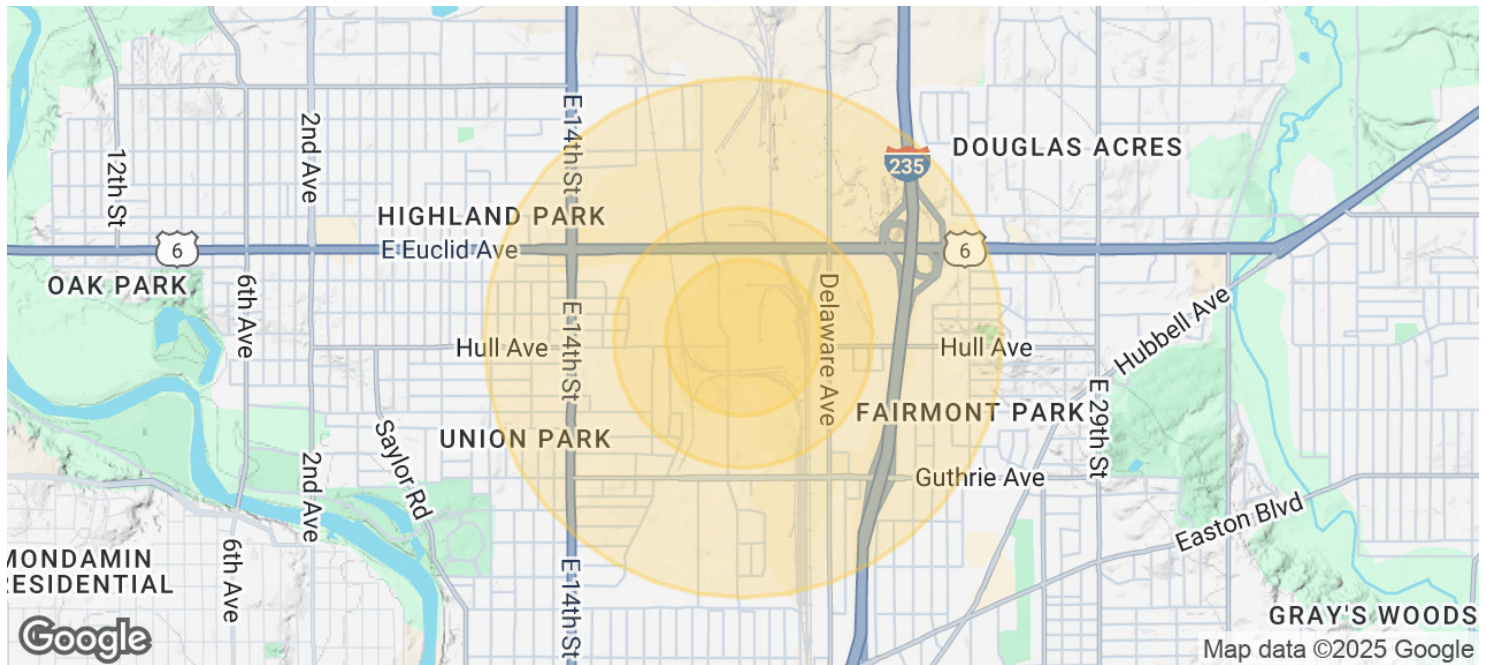
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	30	1,454	8,338
Average Age	37	38	39
Average Age (Male)	34	35	37
Average Age (Female)	38	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	9	432	2,982
# of Persons per HH	3.3	3.4	2.8
Average HH Income	\$66,315	\$67,090	\$70,470

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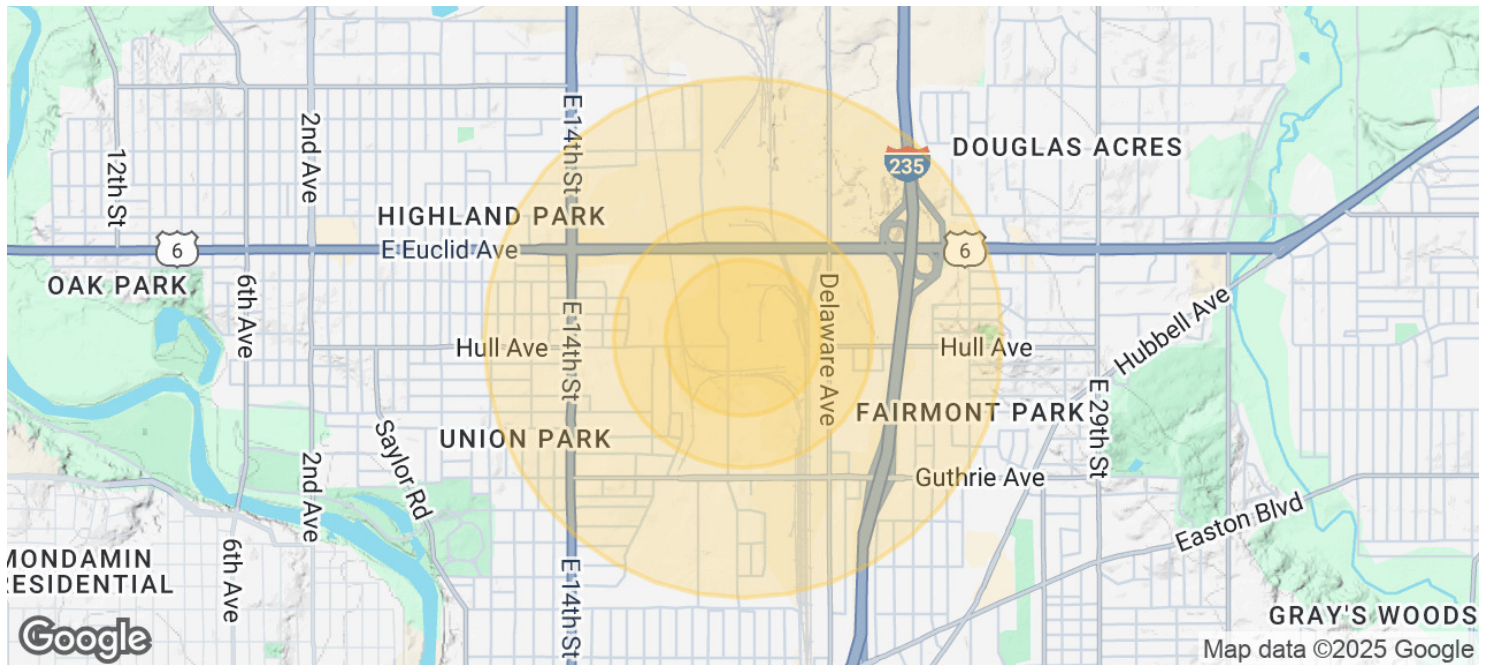
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Average House Value

\$163,230

\$160,267

\$164,100

Demographics data derived from AlphaMap

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