



For lease

Up to 119,600 SF
Industrial, flex, & office
space available for lease

1901 Bell Avenue

Des Moines, Iowa 50315



Location

- ◆ Centrally located in the Des Moines Metro
- ◆ South of Downtown Des Moines with quick access to the Interstate
- ◆ Variety of amenities in the immediate area

Property specifications

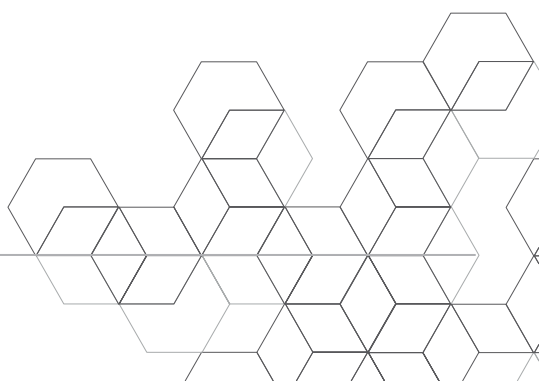
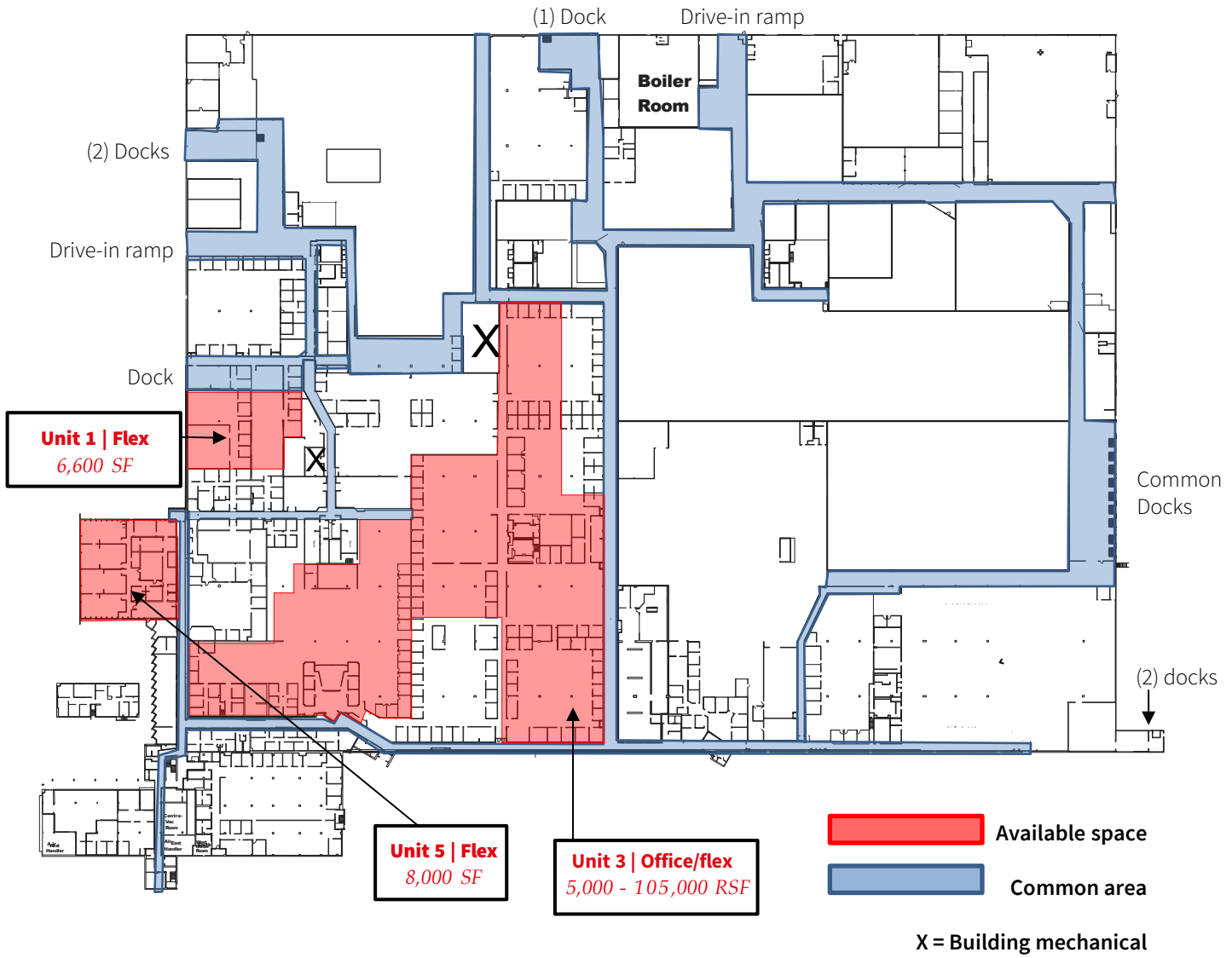
- ◆ Up to 119,600 RSF available (divisible)
- ◆ Shared access to dock and drive-in doors
- ◆ Ample parking on-site
- ◆ Potential for outdoor storage or trailer parking
- ◆ Zoning: DX2
- ◆ 3-phase power

Advantages and amenities

- ◆ 24-hour surveillance and on-site management
- ◆ Sprinklered building
- ◆ Building and monument signage available
- ◆ Ownership is open to converting the office space into traditional warehouse pending lease term and credit

Floor plan

Industrial flex space for lease

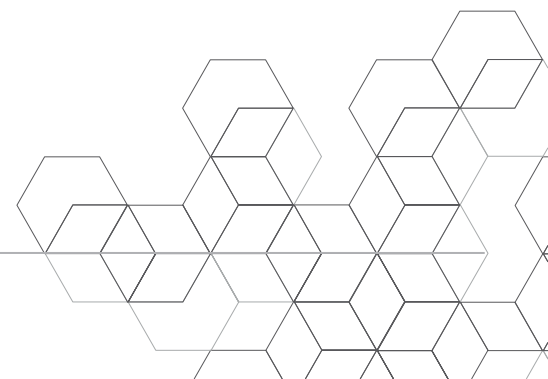


Space details



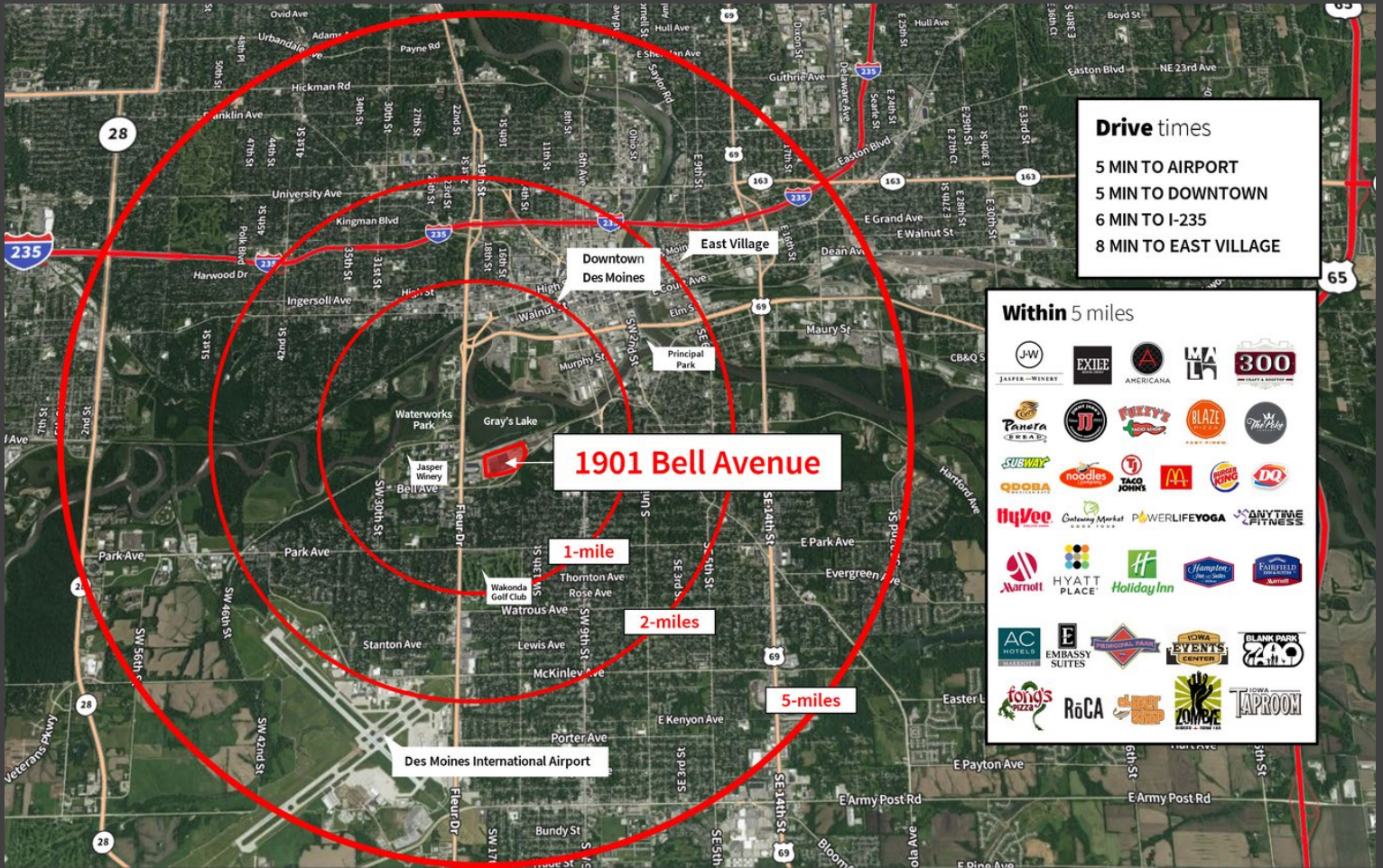
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Unit #	SF Available	Space specifications
Unit 1	Flex: 6,600 SF	<ul style="list-style-type: none">◆ Shared access to restrooms◆ Shared access to docks
Unit 3	Office/flex: 5,000 SF - 105,000 SF	<ul style="list-style-type: none">◆ Shared access to restrooms◆ Shared access to docks
Unit 5	Flex: 8,000 SF	<ul style="list-style-type: none">◆ Former daycare user◆ Shared access to restrooms◆ Shared access to docks



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