

# 3800 Dixon St

Des Moines, IA 50313



**CALIBER**  
REALTY



## PROPERTY DESCRIPTION

Ideal 62,800 SF Light Industrial space at 3800 Dixon St in Des Moines, IA. This well-maintained building offers versatile floor plans to accommodate diverse business needs. A prime location ensures high visibility and easy accessibility, with proximity to major transportation routes making it convenient for tenants and visitors. The property has a secure and well-lit premises, and outside storage capabilities. The opportunity for a Build to Suit on the North Lot allows businesses to customize their space for optimal functionality

## PROPERTY HIGHLIGHTS

- - Demising options available
- - TI package available for qualified tenants
- - Can develop up 4.5 AC of outside storage
- - 3,000 SF office
- - Build to Suit on the North Lot
- - Well-maintained building
- - High visibility and easy accessibility

## OFFERING SUMMARY

Lease Rate:	\$5.50 NNN
Available SF:	62,800
Lot Size:	9.81 Acres
Building Size:	62,800 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	283	2,258
Total Population	30	758	6,463
Average HH Income	\$66,247	\$64,478	\$65,992



INDUSTRIAL PROPERTY FOR LEASE

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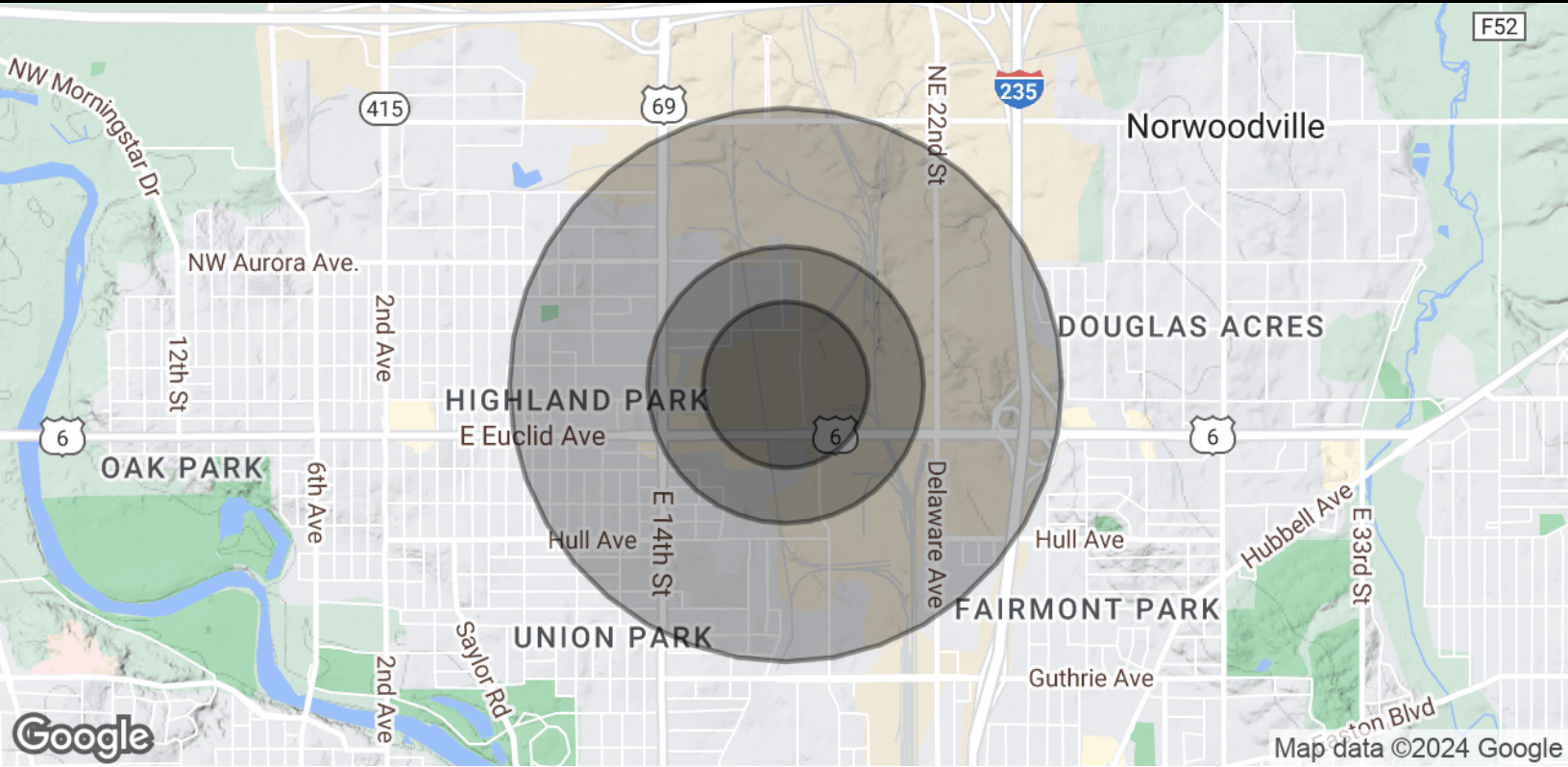


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	30	758	6,463
Average Age	35	35	38
Average Age (Male)	34	34	36
Average Age (Female)	35	35	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	283	2,258
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$66,247	\$64,478	\$65,992
Average House Value	\$164,698	\$143,984	\$150,707

Demographics data derived from AlphaMap