



**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors



ENTRE MAT C

ENTRE MAT C

## 6,000 SF AVAILABLE FOR LEASE

6290 NE Industry Drive / Des Moines, IA

\$7.95 NNN

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2024*

**MATT LUNDBERG, SIOR, CCIM**

Senior Vice President

+1 515 556 8088

[mlundberg@iowaca.com](mailto:mlundberg@iowaca.com)

**ALEC WILCOX**

Senior Associate

+1 515 210 9446

[awilcox@iowaca.com](mailto:awilcox@iowaca.com)

3737 Woodland Avenue, Suite 100

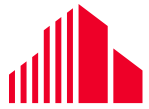
West Des Moines, IA 50266

Main +1 515 309 4002

Fax +1 515 309 4040

[iowacommercialadvisors.com](http://iowacommercialadvisors.com)





# CUSHMAN & WAKEFIELD

Iowa Commercial Advisors

# PROPERTY HIGHLIGHTS

**6,000 SF Available**  
**Lease Rate: \$7.95 NNN**

## Available Space

Suite	Square Footage	Description
F	6,000 SF	<ul style="list-style-type: none"> <li>• (1) 14' X 14' overhead door</li> <li>• (1) 9' X 10' dock door</li> <li>• 2 Restrooms</li> </ul>

## Property Highlights

- Located in Albaugh Industrial Park
- Great access, less than a mile to I-35
- High growth area of Des Moines/Ankeny
- Building Size: 48,000 Square Feet
- Zoning: L1 Light Industrial
- Clear Height: 24' - 35'
- Metal Construction
- Built in 2015
- 3 Phase Power



*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

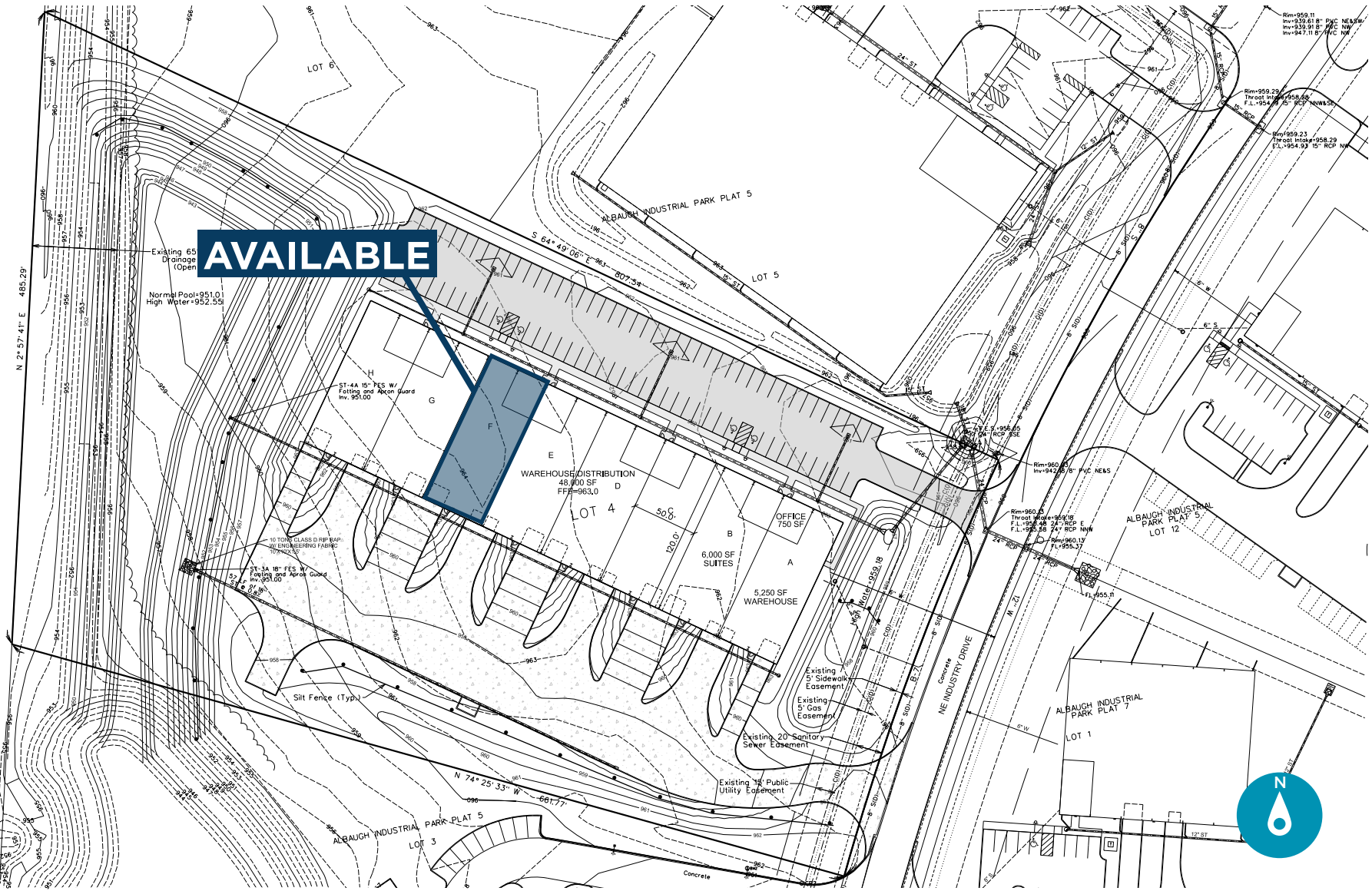
©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



# CUSHMAN & WAKEFIELD

Iowa Commercial Advisors

# SITE PLAN



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.





**ENTRE/MATIC**



**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors

3737 Woodland Avenue, Suite 100  
West Des Moines, IA 50266  
Main +1 515 309 4002  
Fax +1 515 309 4040  
[iowacommercialadvisors.com](http://iowacommercialadvisors.com)

**6,000 SF Available  
For Lease**

6290 NE Industry Drive / Des Moines, IA

**CONTACT**

**MATT LUNDBERG, SIOR, CCIM**  
Senior Vice President  
+1 515 556 8088  
[mlundberg@iowaca.com](mailto:mlundberg@iowaca.com)

**ALEC WILCOX**  
Senior Associate  
+1 515 210 9446  
[awilcox@iowaca.com](mailto:awilcox@iowaca.com)

6290 NE INDUSTRY DRIVE  
**ENTRE/MATIC**  
BATH ELLER  
Chester Iowa Athletics