

FOR LEASE

# 1537 VERMONT ST

1537 VERMONT ST DES MOINES, IA 50314



## PROPERTY DESCRIPTION

Prime warehouse available for lease featuring 4,200 SF of warehouse space ideal for light industrial, distribution, or service-oriented users. The property features approximately 1,200 SF of finished office space, providing a functional balance of administrative and operational areas. The warehouse area offers two dock-high doors for efficient loading and unloading, along with clear ceiling heights suitable for a variety of uses.

## PROPERTY HIGHLIGHTS

- Prime location in Des Moines, IA
- On-site parking available
- Easy access to I-235
- Open Warehouse
- Reznor Heat in Warehouse

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$9.50 SF/yr (NNN)
<b>Available SF:</b>	4,200 SF
<b>Lot Size:</b>	0.472 Acres
<b>Building Size:</b>	9,055 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	116	496	4,839
<b>Population</b>	359	1,462	13,213
<b>Average HH Income</b>	\$71,004	\$64,466	\$59,929



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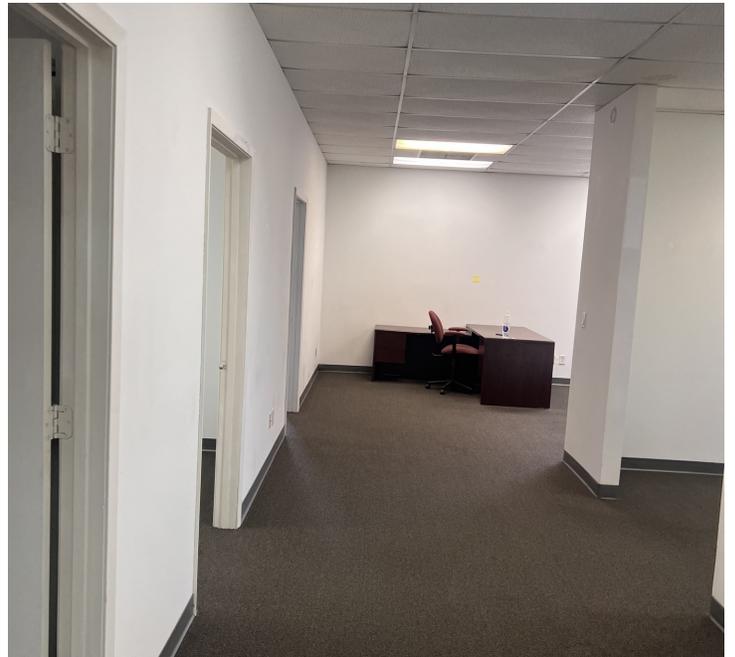
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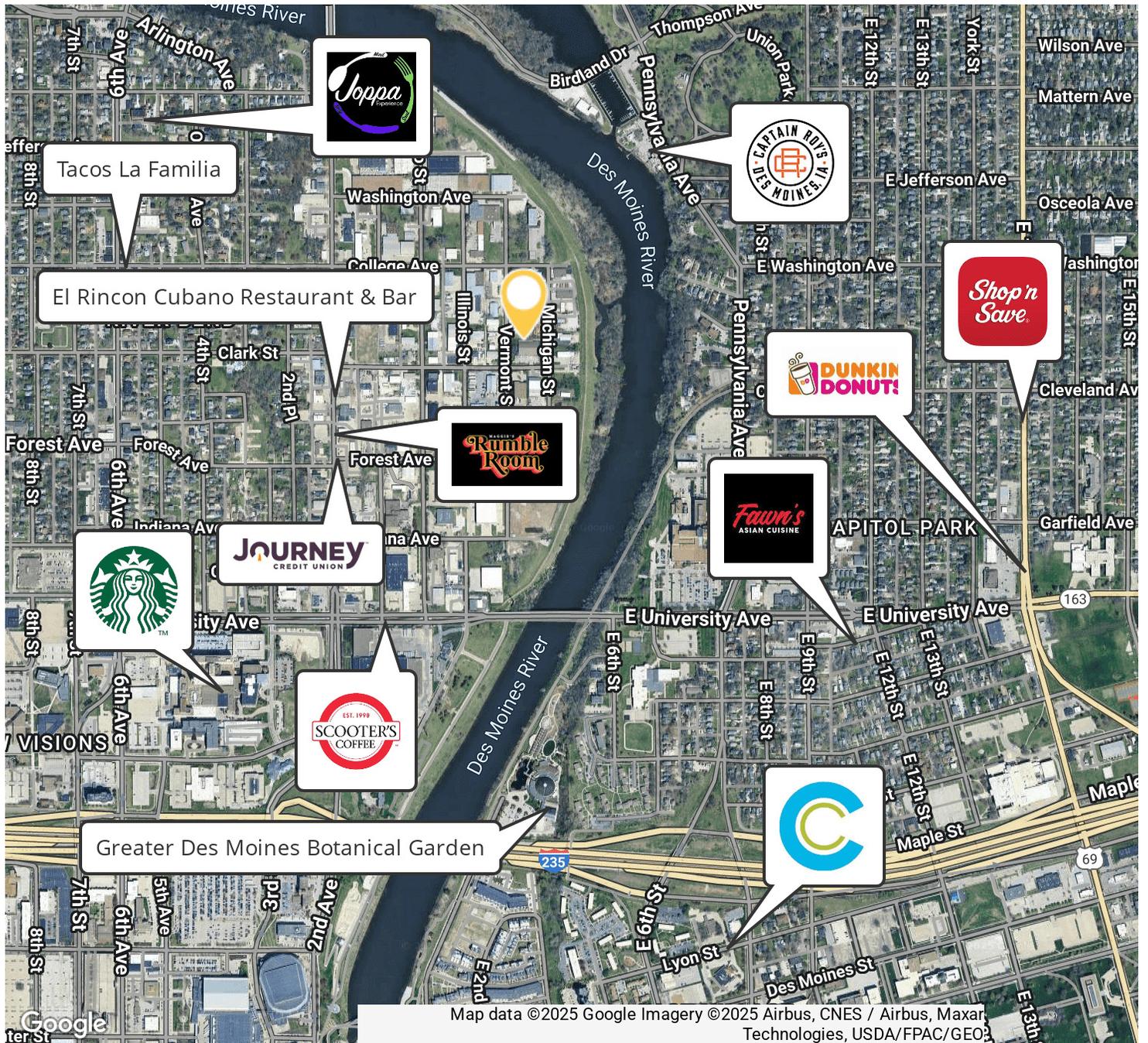
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Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEOS



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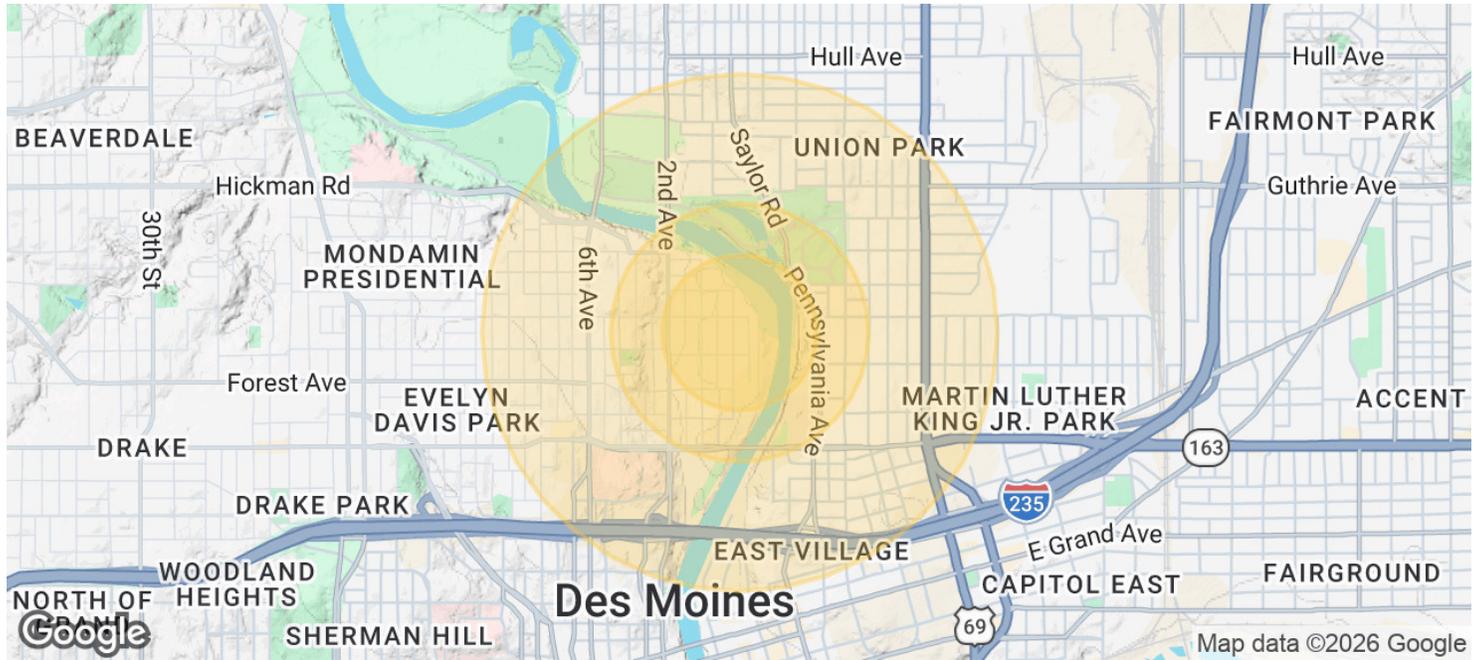
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	359	1,462	13,213
Average Age	36	36	36
Average Age (Male)	35	35	36
Average Age (Female)	38	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	116	496	4,839
# of Persons per HH	3.1	2.9	2.7
Average HH Income	\$71,004	\$64,466	\$59,929



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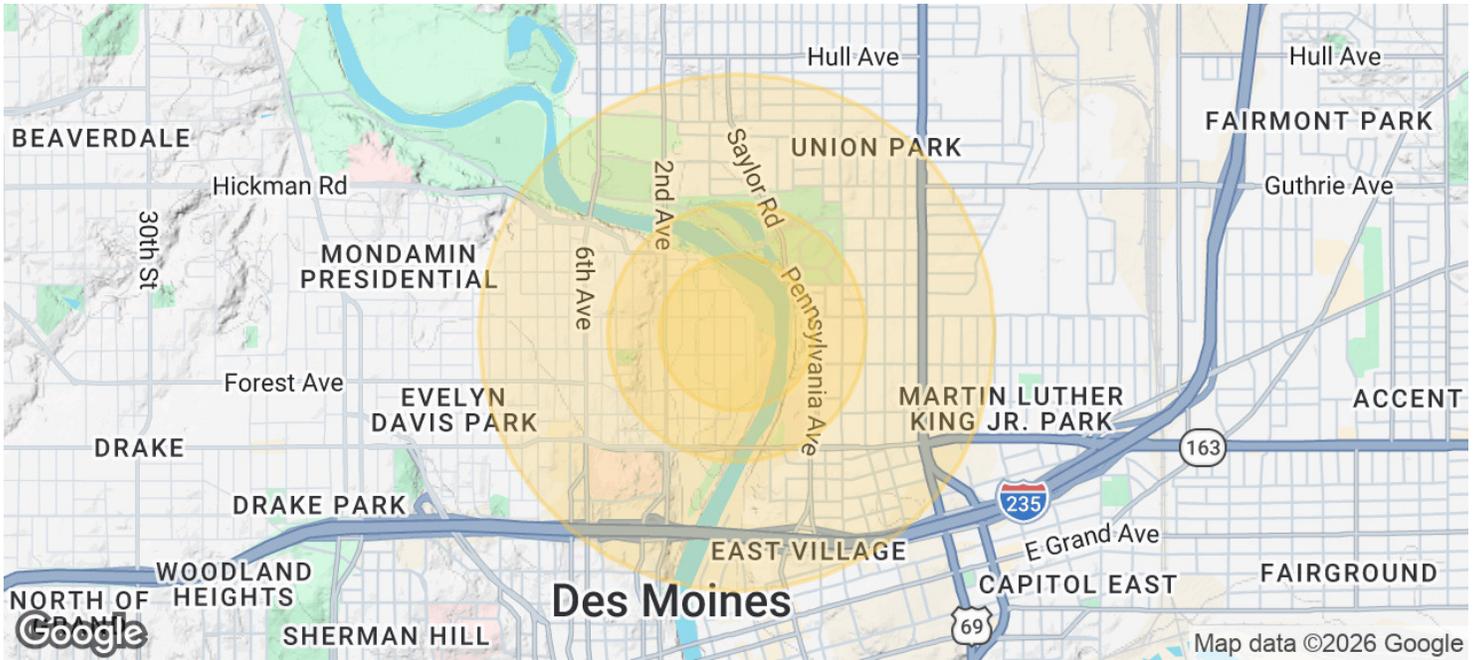
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**Average House Value**

\$224,775

\$207,128

\$186,803

*Demographics data derived from AlphaMap*



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