

FOR LEASE

1800 HULL AVE

1800 HULL AVE DES MOINES, IA 50313



PROPERTY DESCRIPTION

Strategically positioned near I-235 in Des Moines, this 70,660 SF warehouse offers a rare combination of size, flexibility, and hands-on ownership. The building can be demised to accommodate a wide range of tenant sizes, whether you need a compact footprint or the full 39,760 SF available. Additional drive-in and dock-high doors are available to support distribution, logistics, or light industrial operations. New ownership is invested in finding the right fit and making it work for you.

PROPERTY HIGHLIGHTS

- Flexible demising options to accommodate a range of tenant sizes and configurations
- Drive-in and dock-high doors can be added to match your logistics needs
- Direct access to I-235 for fast, efficient regional distribution
- Well-suited for warehousing, distribution, light manufacturing, or flex industrial uses

OFFERING SUMMARY

Lease Rate:	\$6 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



fergusoncrest.com

NATHAN PETSCHKE

515.867.4964

nathan@fergusoncrest.com

FOR LEASE

1800 HULL AVE

1800 HULL AVE DES MOINES, IA 50313

18000



Ferguson

fergusoncres.com

NATHAN PETSCHKE

515.867.4964

nathan@fergusoncres.com

1800 HULL AVE DES MOINES, IA 50313



Ferguson

NATHAN PETSCHKE

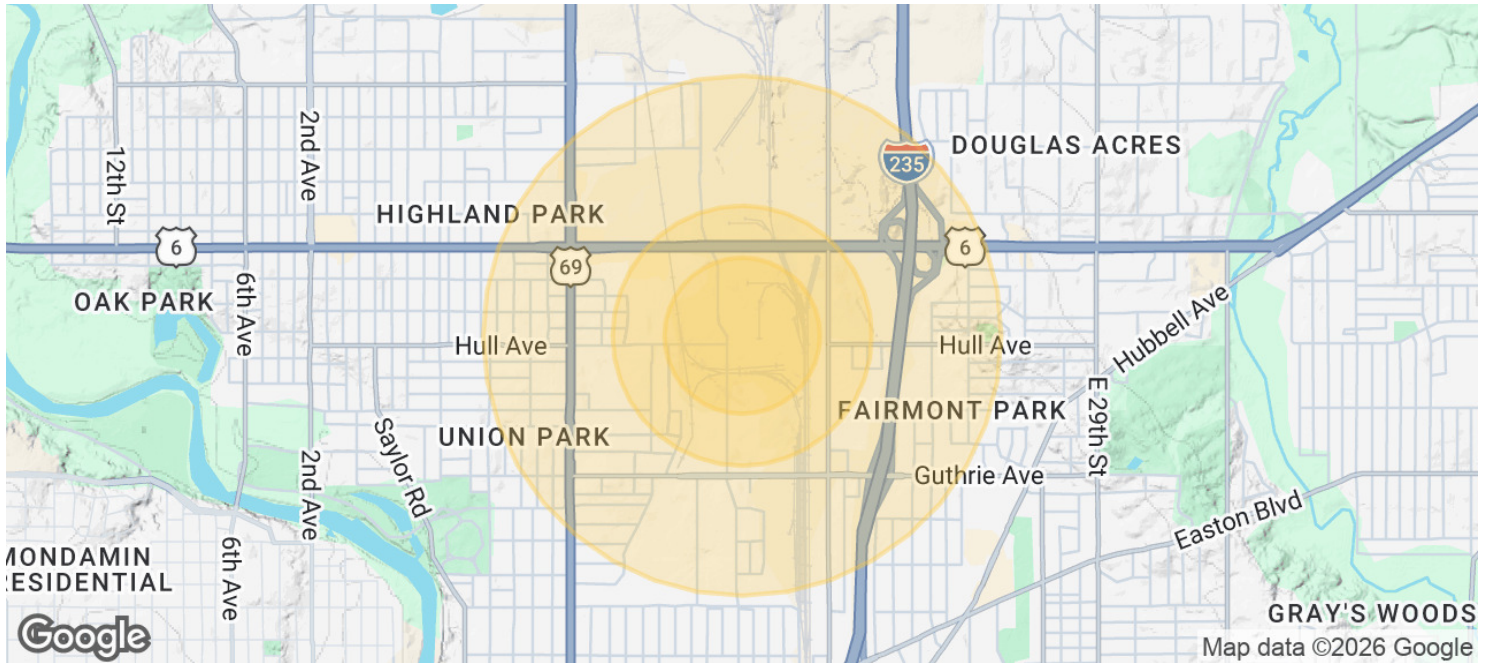
515.867.4964

nathan@fergusoncres.com

FOR LEASE

1800 HULL AVE

1800 HULL AVE DES MOINES, IA 50313



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

Ferguson

NATHAN PETSCHKE

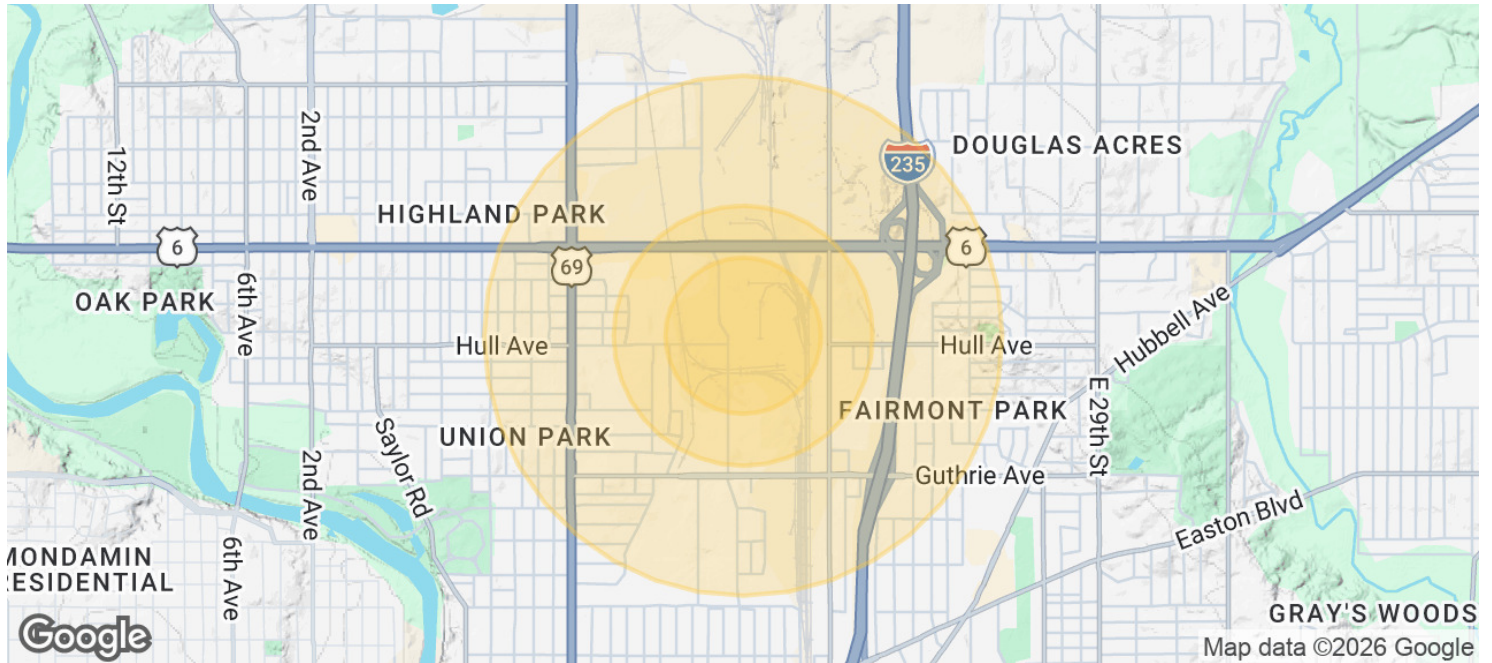
515.867.4964

nathan@fergusoncrs.com

FOR LEASE

1800 HULL AVE

1800 HULL AVE DES MOINES, IA 50313



Average House Value

\$163,230

\$160,267

\$164,100

2020 American Community Survey (ACS)

Ferguson

fergusoncres.com

NATHAN PETSCHKE

515.867.4964

nathan@fergusoncres.com