

INDUSTRIAL FOR LEASE

3121 SE 14TH ST

Des Moines, IA 50320



PROPERTY DESCRIPTION

Introducing 3121 SE 14th St, a prime commercial property offering 12,400 SF spread across 5 parcels totaling 1.52 AC. Featuring a well-appointed 1,810 SF office with a finished basement and an additional 10,590 SF of office/warehouse space, this property is versatile and ideal for a range of business needs. Additionally, included are 0.219 AC and 0.781 AC parcels at 1415 E Pleasant View Dr, as well as 0.52 AC of additional land at 1427 E Pleasant View Dr, making for a valuable and adaptable investment opportunity.

PROPERTY HIGHLIGHTS

- Versatile 12,400 SF space
- Situated on 5 parcels totaling 1.52 AC
- Includes 1,810 SF office with finished basement
- Additional 10,590 SF office/warehouse space available
- Ideal for a range of business needs
- Prime commercial property in Des Moines, IA

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	12,400 SF
Lot Size:	9,534 SF
Building Size:	3,620 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	334	1,168	4,716
Total Population	920	3,226	12,649
Average HH Income	\$72,972	\$73,267	\$75,109

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MICK GROSSMAN

Managing Director

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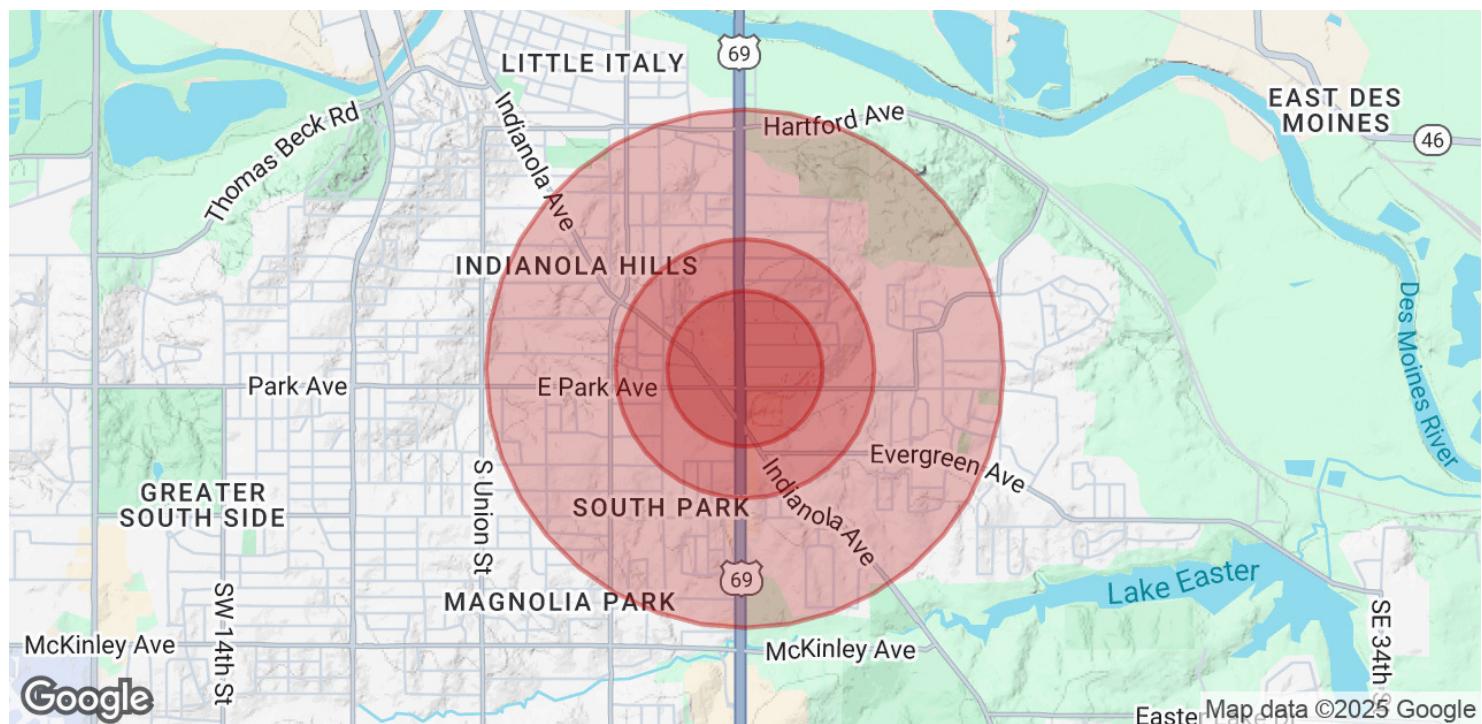
KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	920	3,226	12,649
Average Age	35	35	36
Average Age (Male)	34	34	35
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	334	1,168	4,716
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$72,972	\$73,267	\$75,109
Average House Value	\$179,027	\$178,927	\$182,239

Demographics data derived from AlphaMap

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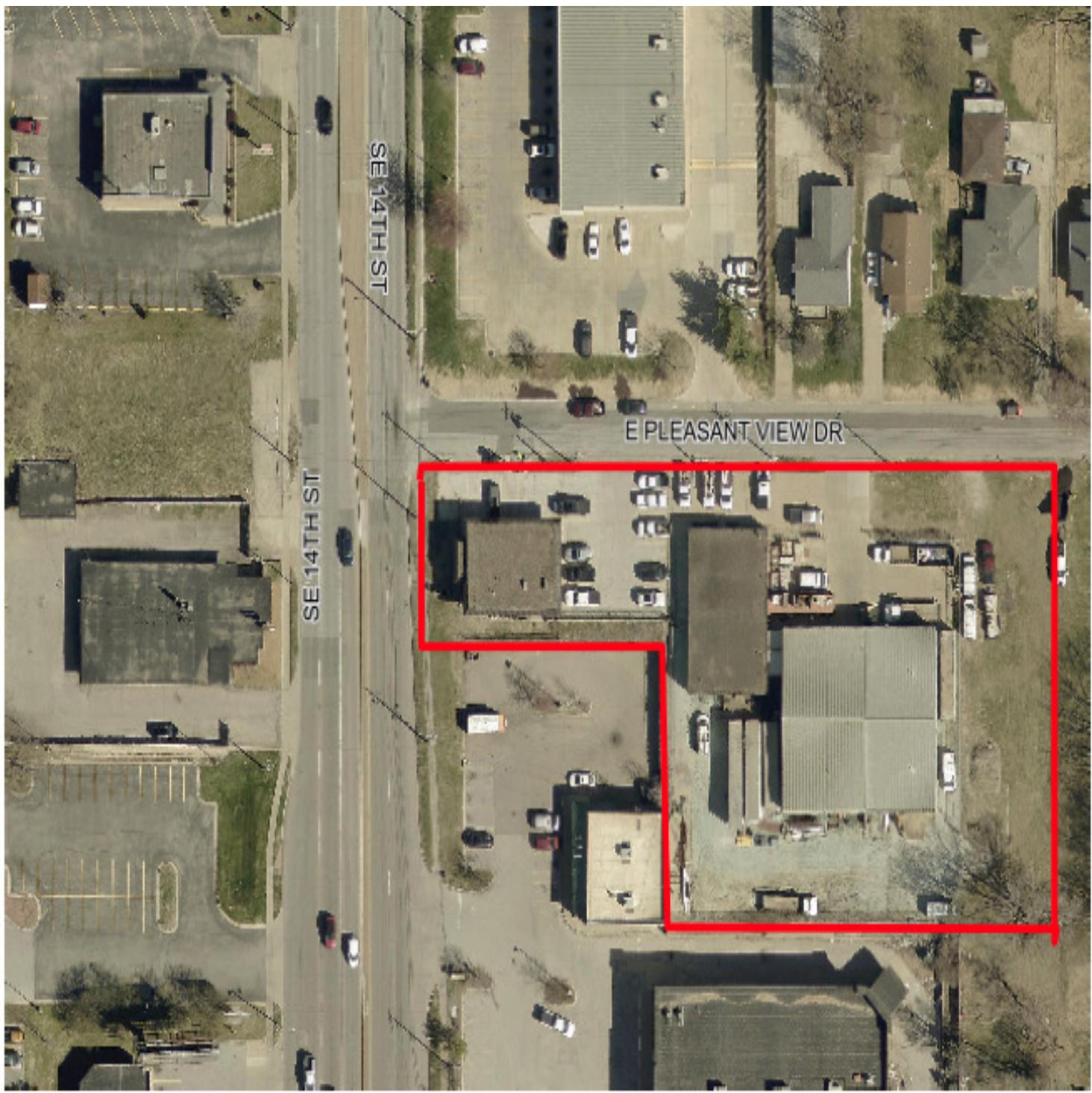
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