

FOR LEASE

804 SE 30TH ST

804 SE 30TH ST DES MOINES, IA 50317



PROPERTY DESCRIPTION

Offering a rare industrial opportunity in Des Moines, this property features two connected clear-span buildings, each spanning 12,120 square feet with 660 square feet of dedicated office area in the front totaling 25,060 square feet. This property offers potential for outdoor storage on approximately 3 acres which is ideal for warehousing, manufacturing, or contractor use.

PROPERTY HIGHLIGHTS

- Two connected warehouse buildings
- Small Office built out
- Clear Span
- 14 foot overhead doors
- Opportunity for outdoor storage

OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Available SF:	25,060 SF
Lot Size:	7.999 Acres
Building Size:	25,060 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	47	279	939
Total Population	149	857	2,603
Average HH Income	\$59,552	\$61,211	\$58,713



fergusoncres.com

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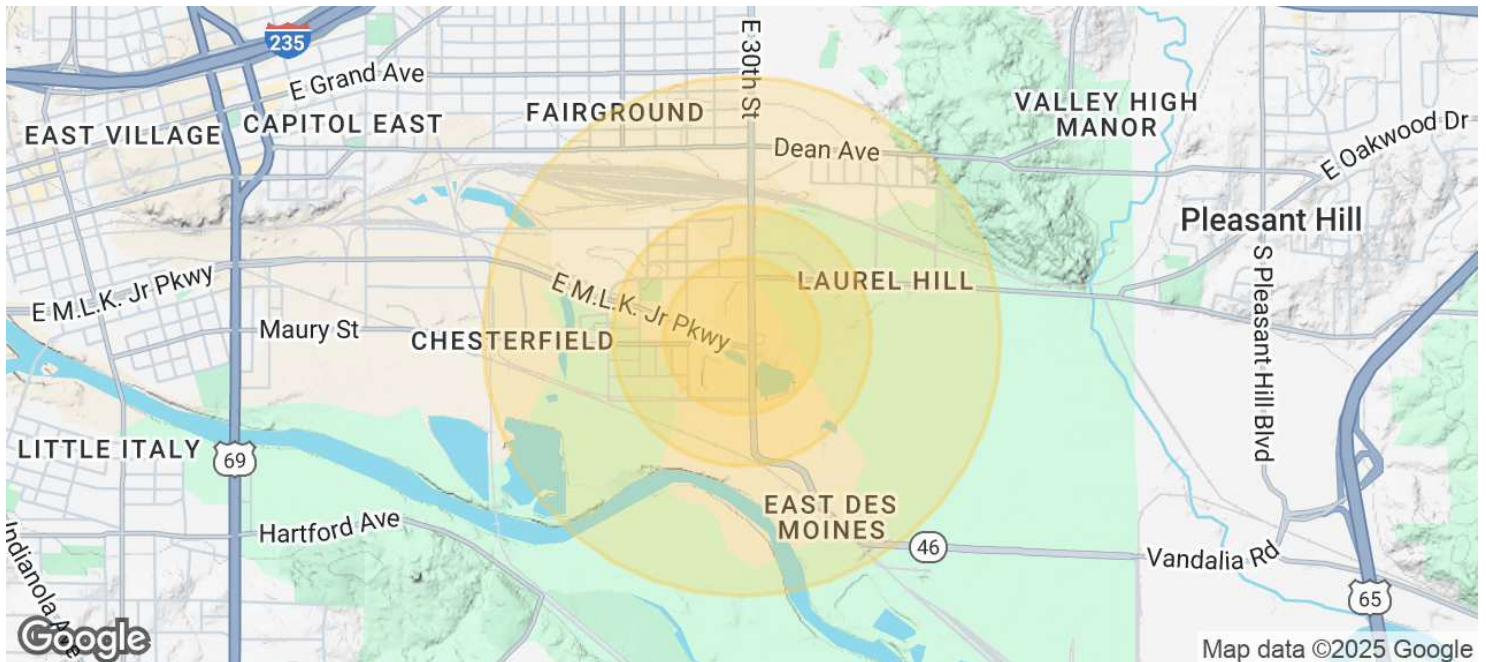
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	149	857	2,603
Average Age	34	34	37
Average Age (Male)	33	34	37
Average Age (Female)	35	35	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	47	279	939
# of Persons per HH	3.2	3.1	2.8
Average HH Income	\$59,552	\$61,211	\$58,713



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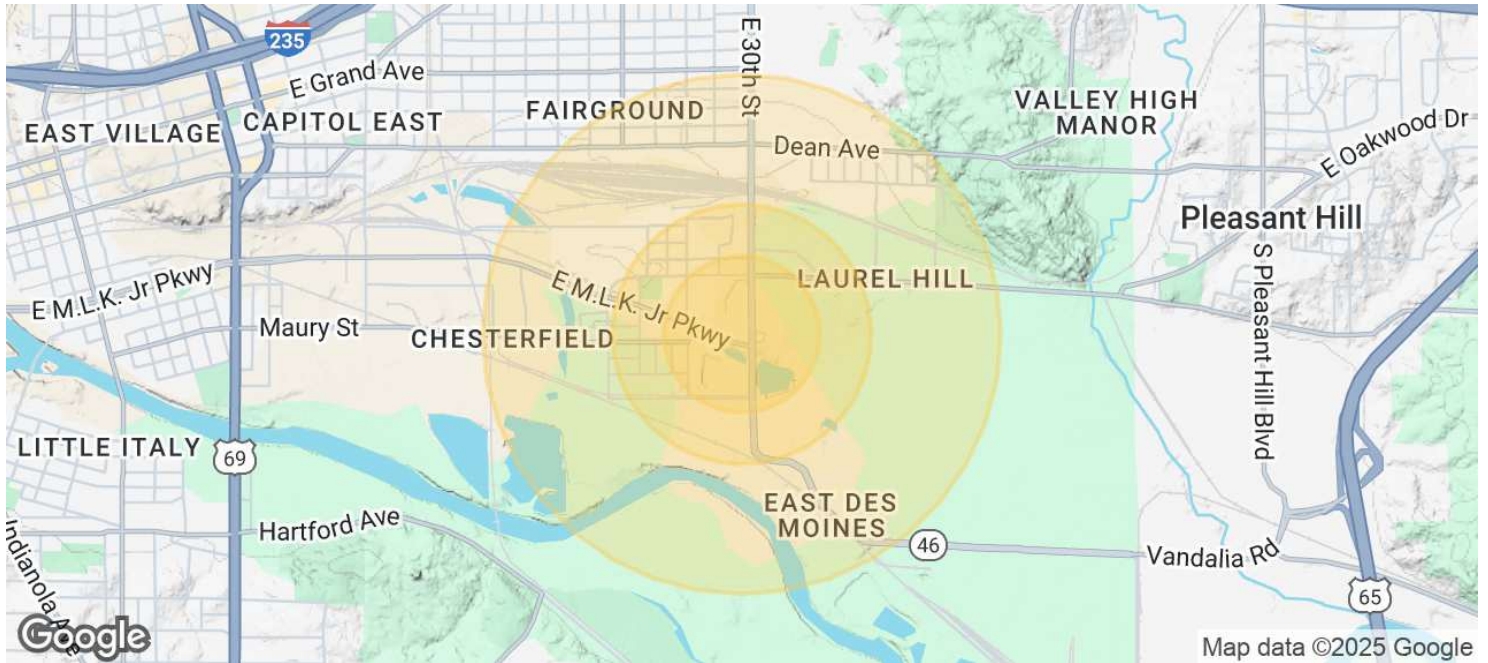
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Average House Value

\$138,505

\$143,720

\$136,761

Demographics data derived from AlphaMap

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