

FOR SALE / LEASE

1202 THOMAS BECK RD

1202 THOMAS BECK RD DES MOINES, IA 50315



PROPERTY DESCRIPTION

This property has 22,748 square feet of warehouse with office space available for lease. The space includes 12,912 square feet of pure warehouse with 19 foot ceilings. There is roughly 2,000 square feet of office and storage space in the warehouse with unfinished mezzanine. The office consists of open showroom and some private offices. There is an option to combine this space with Zone 5 to have a total of 37,129 square feet. Zone 5 consists of a wide open warehouse space with a small office space in the front. The building is also for sale for investment or owner occupy.

PROPERTY HIGHLIGHTS

- Combination of Zone 2, 3A, 3B, 4, and potentially 5
- Open Warehouse
- Open office
- Private offices
- Bathrooms

OFFERING SUMMARY

Sale Price:	Negotiable
Lease Rate:	\$6.50 SF/yr (NNN)
Available SF:	22,748 - 37,129 SF
Building Size:	61,004 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	573	2,978	9,675
Total Population	1,262	6,459	18,840
Average HH Income	\$86,402	\$73,552	\$66,109



NATHAN PETSCHKE

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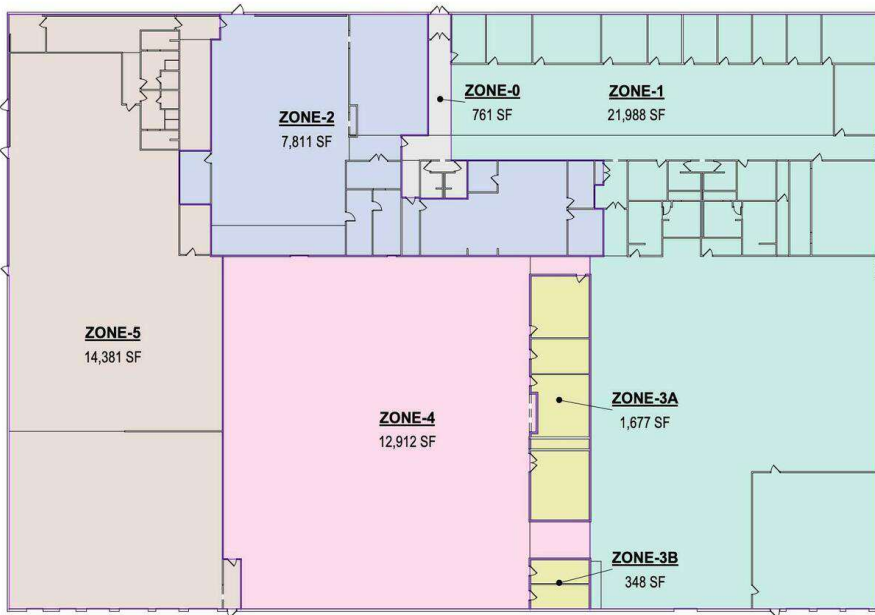
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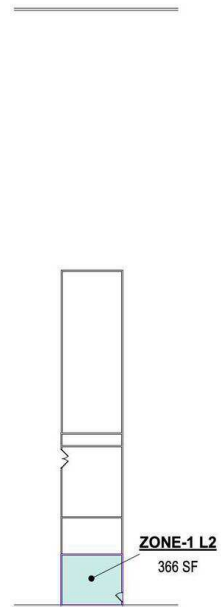
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1 L1 ZONED RENT AREAS
1" = 30'-0"

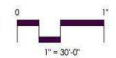


2 L2 ZONED RENT AREAS
1" = 30'-0"



Roney Innovations | 1202 Thomas Beck Road | ZONED RENTABLE AREAS

10/9/2024



PD02



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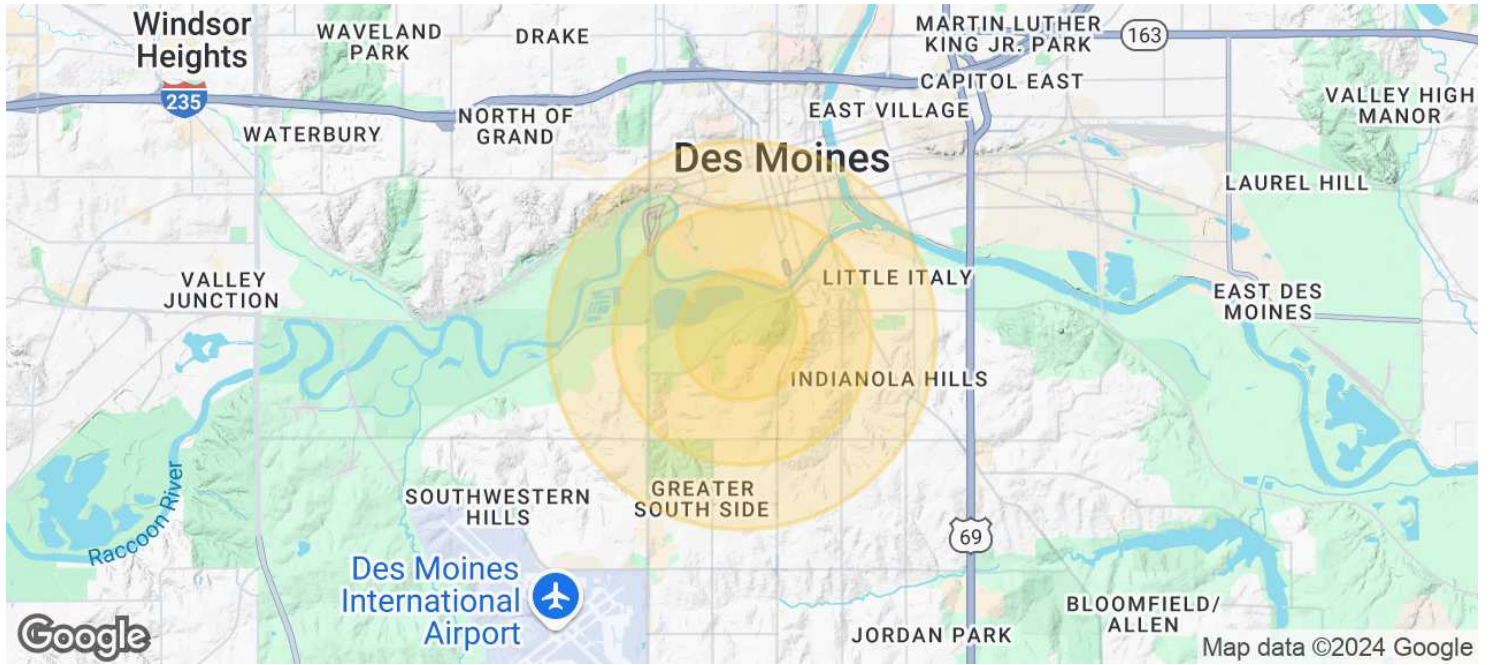
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,262	6,459	18,840
Average Age	39.9	39.0	36.2
Average Age (Male)	39.1	38.3	36.1
Average Age (Female)	41.0	40.3	37.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	573	2,978	9,675
# of Persons per HH	2.2	2.2	1.9
Average HH Income	\$86,402	\$73,552	\$66,109



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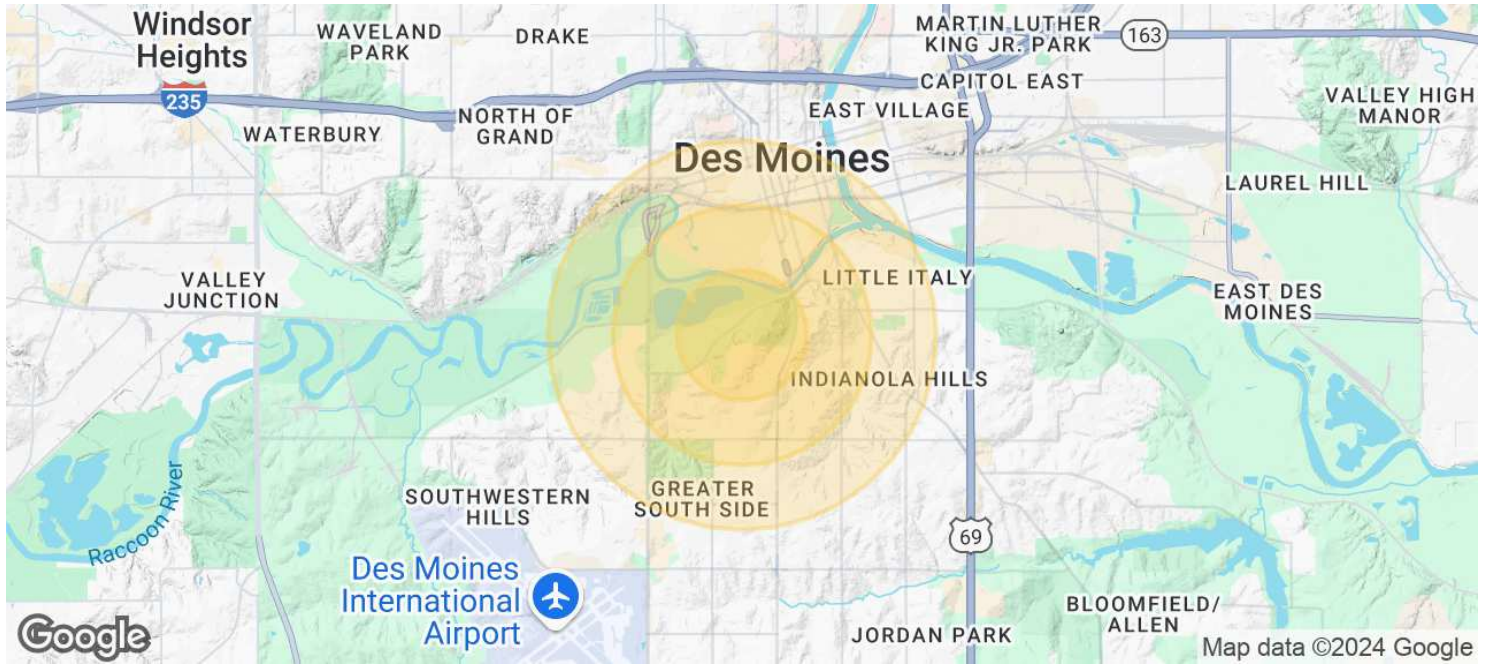
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Average House Value

\$152,368

\$129,155

\$181,459

2020 American Community Survey (ACS)



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