

For Sale

Industrial

143,832 SF



2301 Fleur Drive

Des Moines, Iowa 50321

Property Highlights

- Warehouse distribution building with 143,832 square feet of net rentable area
- Abundant outside storage onsite
- 100% leased to two tenants
- 6 dock doors and 7 drive-in doors
- Clear Height: 18-20 feet
- Column Spacing: 30' x 60'
- Zoning: DX2 - Downtown District

Location Description

Located on the east side of Fleur Drive, just south of Gray's Lake; entrance is on the north side of Bell Avenue. Convenient access to downtown, the Des Moines Airport, and the south beltway.

OFFERING SUMMARY

Sale Price	\$11,250,000
Building Size	143,832 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	3,976	\$95,393
3 Miles	85,013	\$80,578
5 Miles	187,881	\$81,554

For more information

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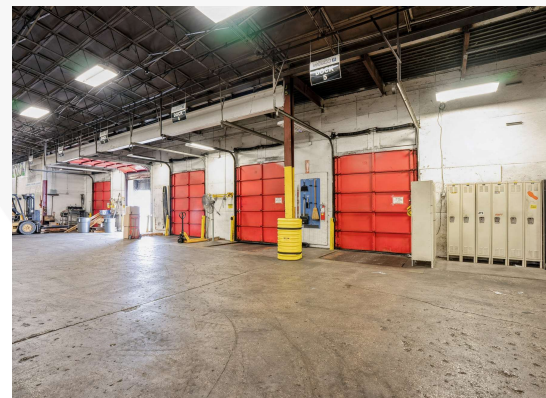
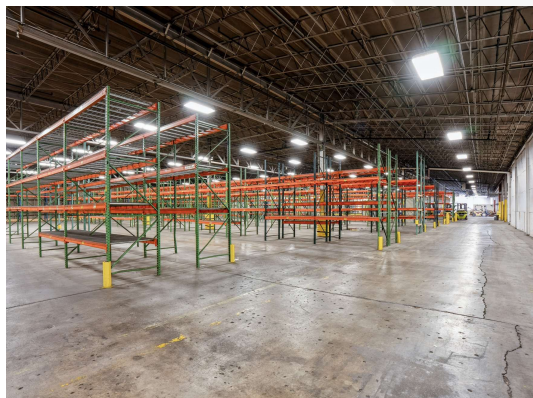
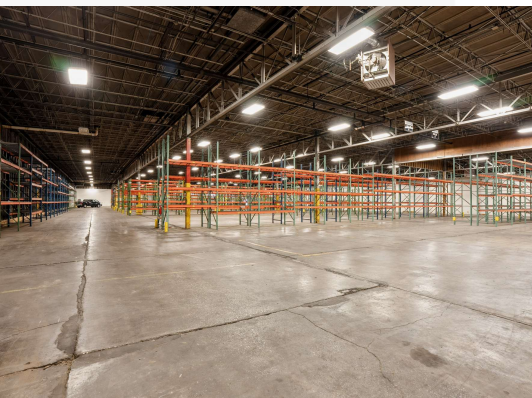
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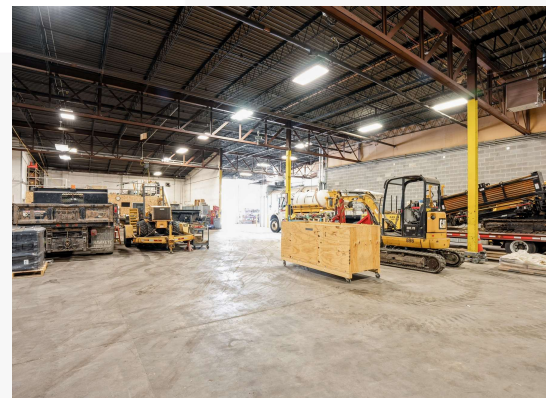
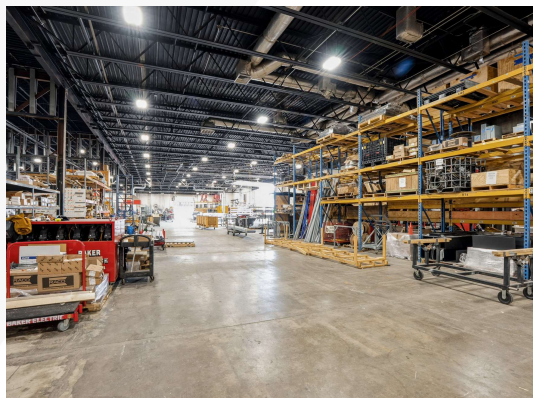
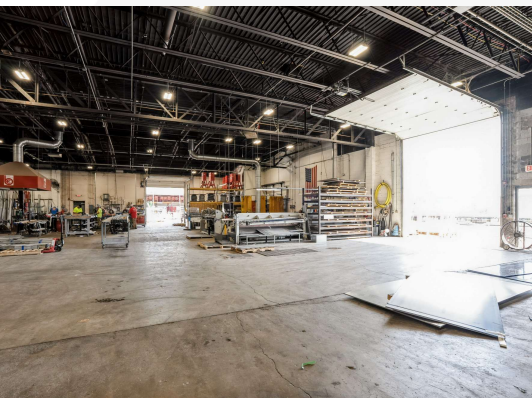
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Lease Summary - EMCOR d/b/a Baker Electric

Tenant	EMCOR (NYSE: EME)
Leased SF	73,652
Building Portion	51.2%
Lease Start Date	2006
Lease Expiration Date	3/31/2027
Options	None
Current Annual Rent	\$436,019.84
Current Rent PSF	\$5.92
Rental Increases	3% Annually
Lease Type	NNN
Tenant Responsibilities	Taxes, Ins, CAM, Utilities
Landlord Responsibilities	Roof & Structural

Lease Summary - Wesco

Tenant	WESCO (NYSE: WCC)
Leased SF	70,180
Building Portion	48.8%
Lease Start Date	1997
Lease Expiration Date	12/31/2026
Options	None
Current Annual Rent	\$415,641.00
Current Rent PSF	5.92
Rental Increases	3% Annually
Lease Type	NNN
Tenant Responsibilities	Taxes, Ins, CAM, Utilities
Landlord Responsibilities	Roof & Structural

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