

FOR SALE



**INDUSTRIAL CONDOS
AVAILABLE FALL OF 2025**

5950 NW BEAVER DR Johnston, IA

MATT LUNDBERG, SIOR, CCIM

Senior Vice President

+1 515 556 8088

mlundberg@iowaca.com

ALEC WILCOX, CCIM

Vice President

+1 515 210 9446

awilcox@iowaca.com

3737 Woodland Avenue, Suite 100
West Des Moines, IA 50266
Main +1 515 309 4002
iowacommercialadvisors.com

 **CUSHMAN &
WAKEFIELD**
Iowa Commercial Advisors

PROPERTY HIGHLIGHTS



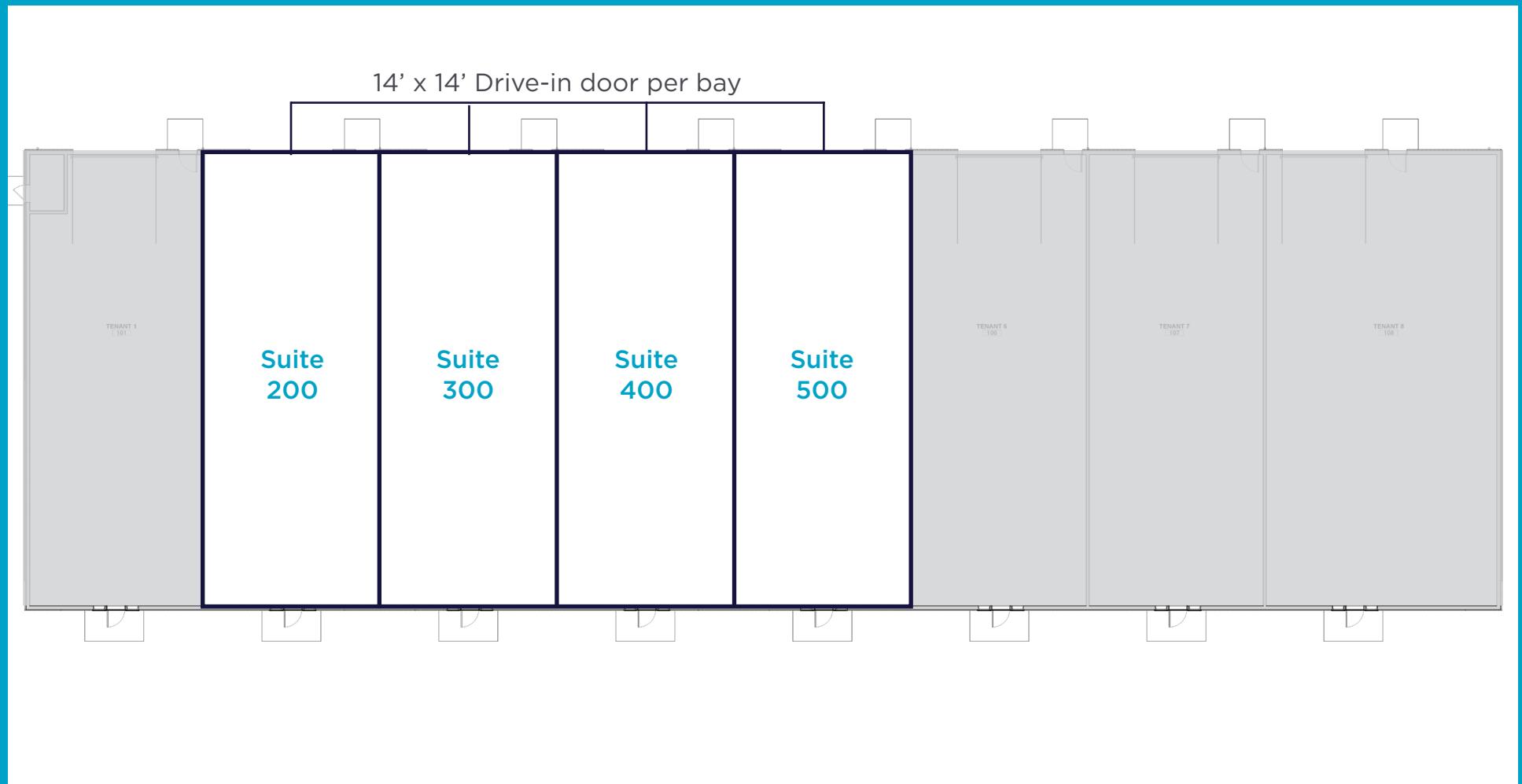
FOR SALE: \$187.50/SF

- Clear height 18'-20'
- One 14' x 14' drive-in door per bay
- One reznor heater per bay
- Standard shell warehouse lighting
- Bay sizes: 30' x 80'
- Building signage visible from NW Beaver Drive

AVAILABLE UNITS:

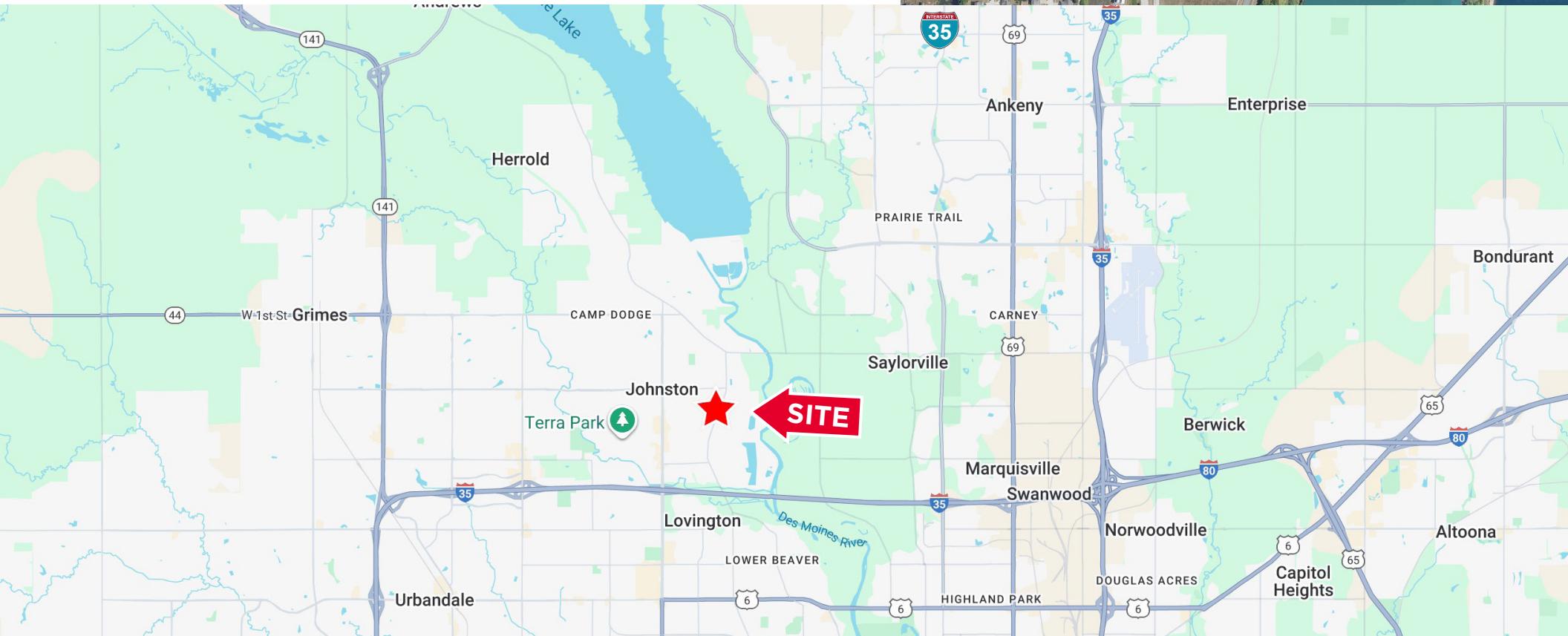
- Suite 200: 2,400 SF @ \$450,000
- Suite 300: 2,400 SF @ \$450,000
- Suite 400: 2,400 SF @ \$450,000
- Suite 500: 2,400 SF @ \$450,000

SITE PLAN



LOCATION

| Demographic | 1 Mile | 3 Mile | 5 Mile |
|------------------|----------|----------|----------|
| Population | 3,858 | 40,766 | 154,939 |
| Median Age | 42.4 | 38.8 | 37.5 |
| Households | 1,693 | 16,463 | 62,519 |
| Median HH Income | \$62,944 | \$69,936 | \$67,441 |



WHY JOHNSTON?

"Johnston is where we thrive every day. Families pack the football stadium on fall Friday nights, and they gather in the spring to beautify our parks and trails. Santa Claus pulls up in a squad car for Holidays at the Town Center every December. Residents wait patiently for the popular Farmers Market to open just outside City Hall each May. In summer, they fill the grassy area at Terra Park for Green Days, a community celebration that's been a staple in town since 1996.

Solidly behind every gathering is Johnston's successful business community. Two blue-chip companies, John Deere Financial and Corteva Agriscience, have their world headquarters located in the heart of the city. The number of small businesses here continues to grow, powered by a strong and active chamber of commerce.

A thriving community doesn't sit still. Johnston is on the cusp of a retail renaissance. Residents overwhelmingly tell us they want more places to dine, shop and explore. Developers who invest here will discover that a strong economy has their backs. Of all Des Moines metro cities, Johnston ranks at the top regarding household income, home value, and educational attainment. During the recent recession, home values grew here as they plummeted nationwide. Thanks to good leadership, Johnston has an AA+ bond rating and the fourth-lowest city tax rate in the Des Moines metro."

- From cityofjohnston.com

| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|------------------------|-----------|-----------|-----------|
| Total Population | 10,364 | 50,026 | 114,474 |
| Daytime Pop. (workers) | 3,435 | 31,924 | 67,525 |
| Median Age | 35.5 | 37.6 | 38.4 |
| Total Households | 4,044 | 19,780 | 45,220 |
| Avg Household Income | \$157,578 | \$145,300 | \$136,204 |



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