

FOR LEASE | 5,866 - 17,806 SF

FLEX INDUSTRIAL
2100 DELAWARE AVE
DES MOINES, IA 50317



2100 DELAWARE AVE

DES MOINES, IA 50317

Lease Rate: \$5.75 PSF NNN
2026 OPEX: \$2.60 PSF

Building Size:	88,156 SF
Space Available:	17,806 SF
Site Area:	4.5 AC
Clear Height:	16'
Zoning:	M-1 (Light Industrial District)
Parking:	82 Surface Spaces
Year Built:	1956
Power:	3-Phase
Sprinklers:	Wet

Availability

2030 Delaware Ave (endcap)

Space Available:	5,866 SF
Warehouse:	5,056 SF
Office:	810 SF
Outdoor Storage:	7,000 SF adjacent
Dock Door:	1 - 9' x 8'

2050 Delaware Ave

Space Available:	11,940 SF
Warehouse:	9,940 SF
Office:	2,000 SF
Drive-In Door:	1 - 20' x 14'

*additional 9' x 8' dock door between the two contiguous spaces



2100 DELAWARE AVE

DES MOINES, IA 50317



2030
5,866 SF

OUTDOOR
STORAGE

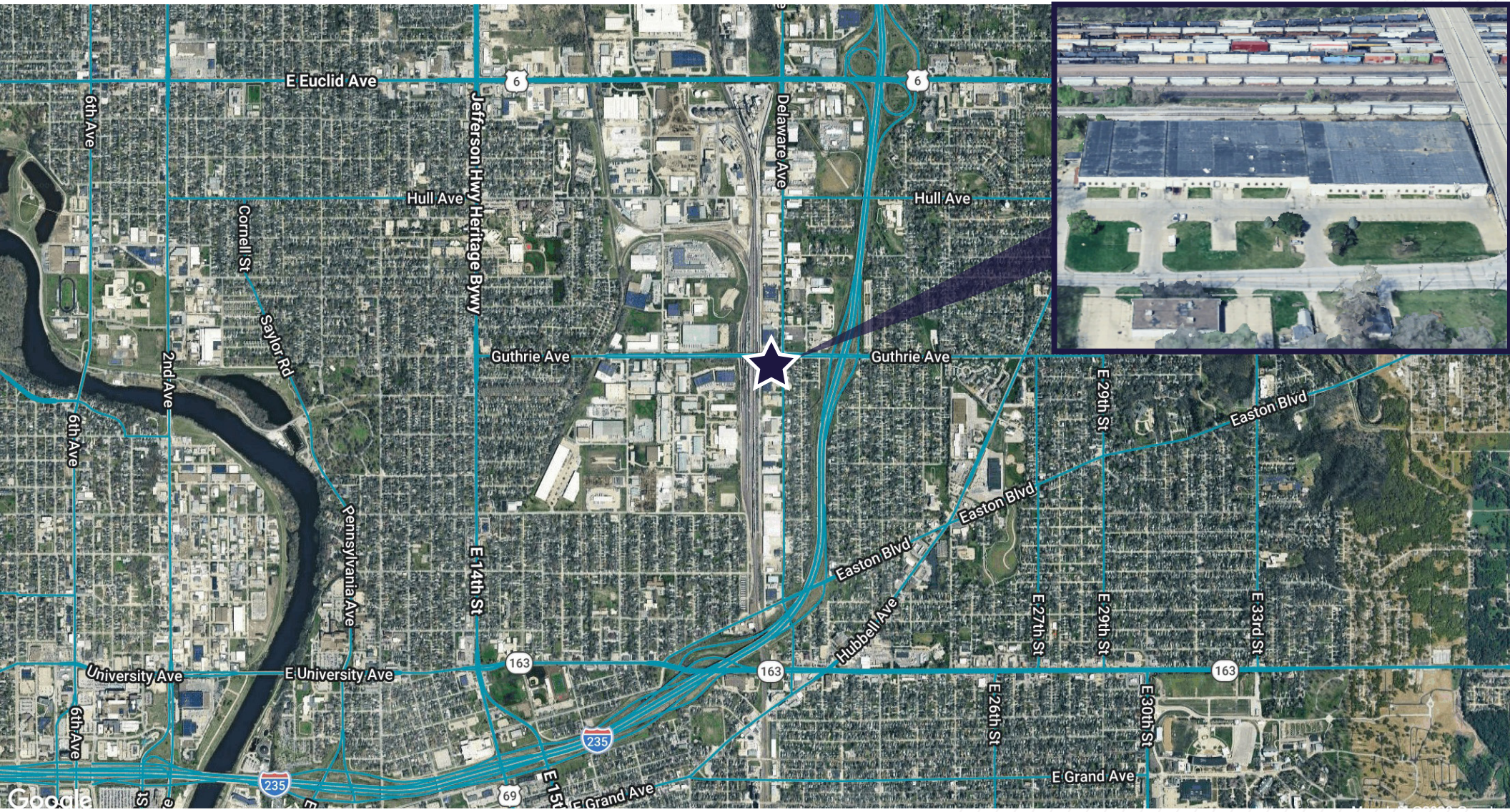
2050
11,940 SF

DELAWARE AVE

GUTHRIE AVE

2100 DELAWARE AVE

DES MOINES, IA 50317

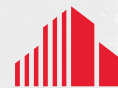




FOR MORE INFORMATION, CONTACT:

MATT LUNDBERG, SIOR, CCIM
Senior Vice President
+1 515 556 8088
mlundberg@iowaca.com

ALEC WILCOX, CCIM
Senior Vice President
+1 515 210 9446
awilcox@iowaca.com



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors