

FOR SALE / LEASE

50 FOREST AVE

50 FOREST AVE DES MOINES, IA 50314



PROPERTY DESCRIPTION

61,712 SF multi tenant warehouse / distribution building situated on 3.404 acres, 8 docks with levelers, 4 oversized drive in doors, TPO roofing system, hanging gas fired heaters, approximately 3,060 sf of finished space.

PROPERTY HIGHLIGHTS

- **ESFR SPRINKLER**
- **8 DOCKS WITH LEVELERS**
- **4 OVERSIZED DRIVE IN DOORS**
- **32' CLEAR HEIGHT**
- **3,060 SF FINISHED SPACE**
- **DESIGNED AS 2 TENANT CONFIGURATION**

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Number of Units:	2
Available SF:	30,000 - 61,712 SF
Lot Size:	3.404 Acres
Building Size:	61,712 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	816	4,665	13,127



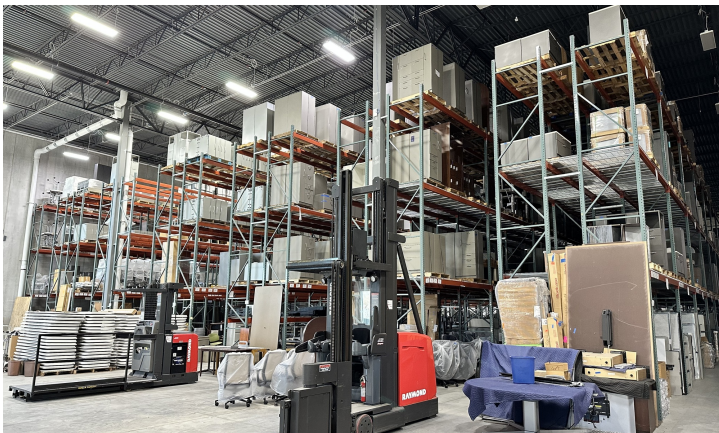
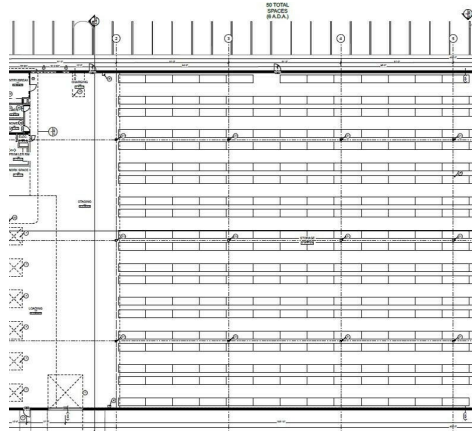
CRAIG CROSSLAND
515.975.5191
craig@fergusoncres.com

DARIN FERGUSON
515.778.6683
darin@fergusoncres.com

FOR SALE / LEASE

50 FOREST AVE

50 FOREST AVE DES MOINES, IA 50314



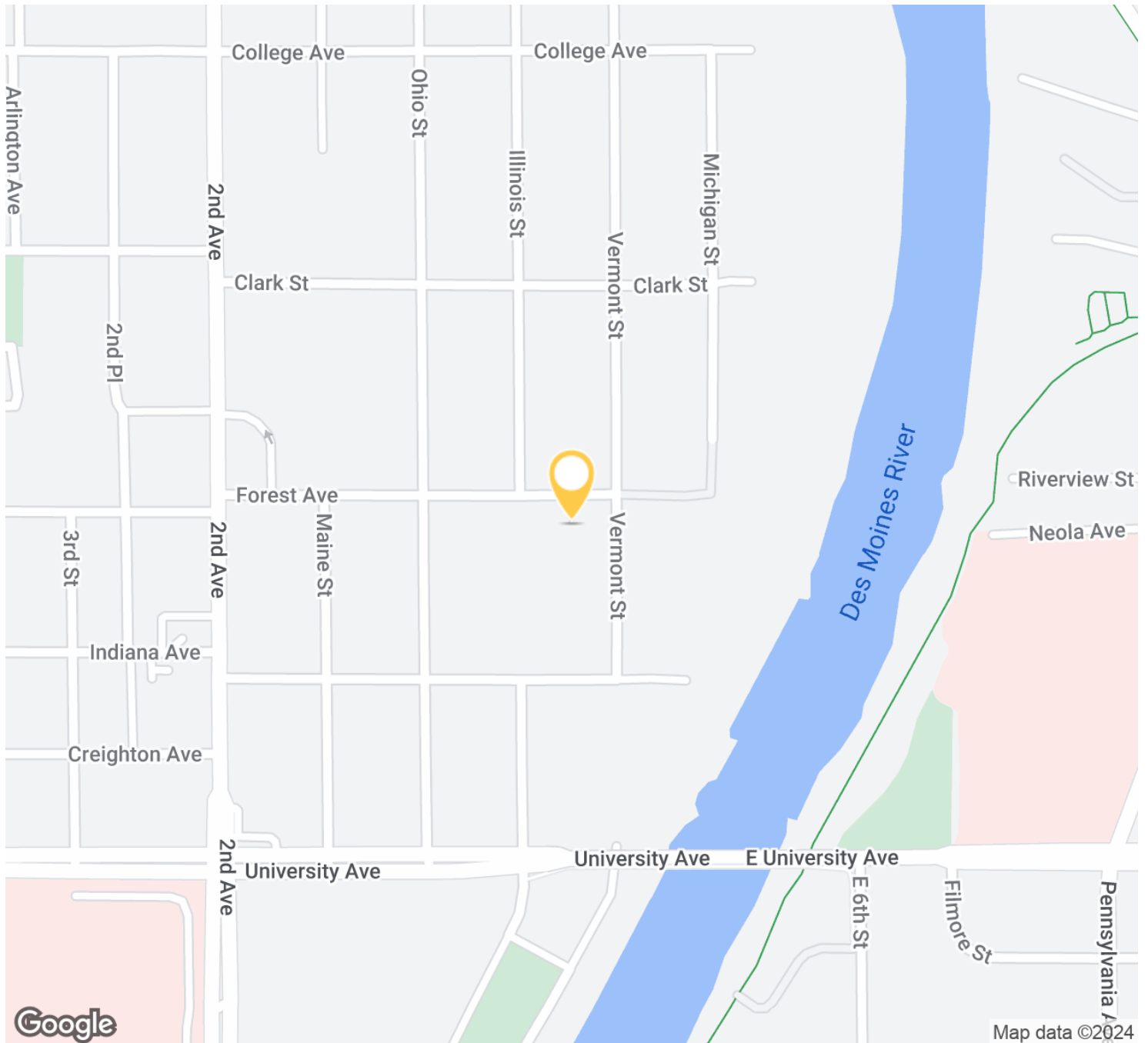
CRAIG CROSSLAND
515.975.5191
craig@fergusoncres.com

DARIN FERGUSON
515.778.6683
darin@fergusoncres.com

FOR SALE / LEASE

50 FOREST AVE

50 FOREST AVE DES MOINES, IA 50314



CRAIG CROSSLAND

515.975.5191

craig@fergusoncres.com

DARIN FERGUSON

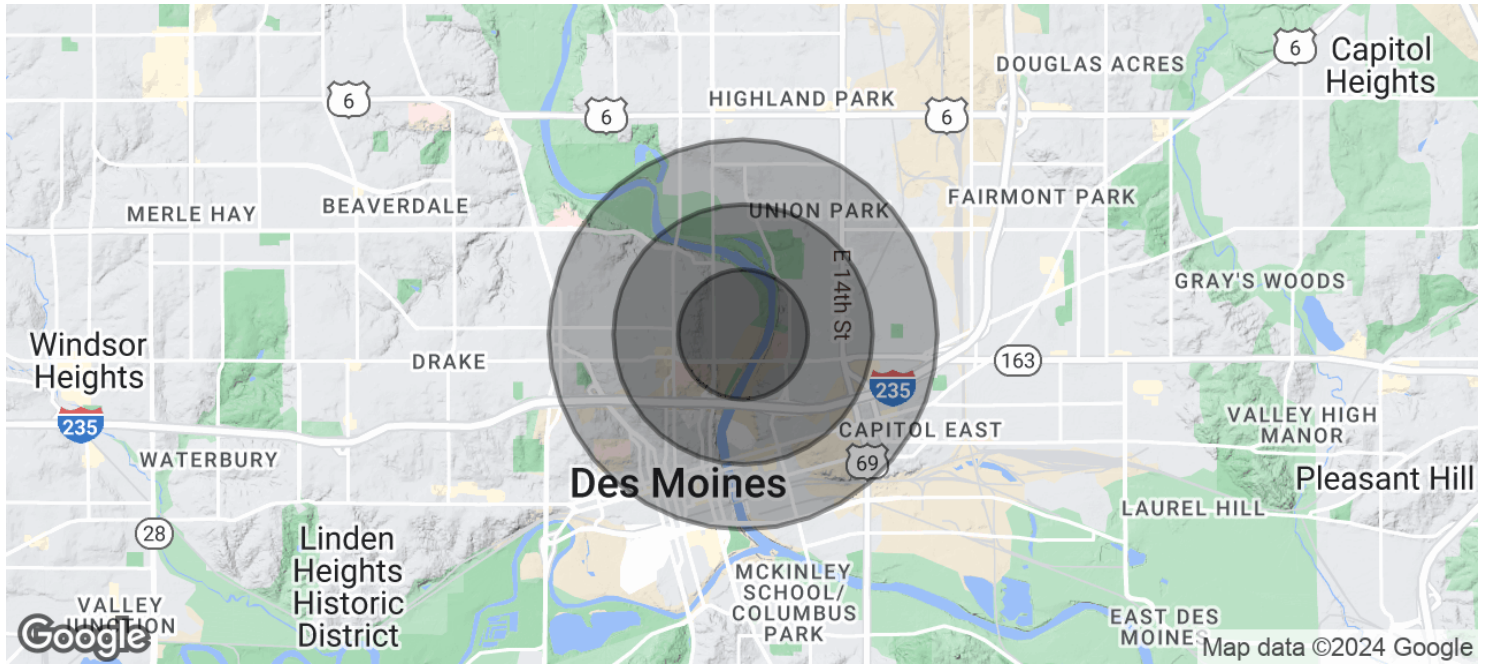
515.778.6683

darin@fergusoncres.com

FOR SALE / LEASE

50 FOREST AVE

50 FOREST AVE DES MOINES, IA 50314



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,208	11,607	29,450
Average Age	33.6	32.0	31.4
Average Age (Male)	30.1	29.4	30.0
Average Age (Female)	40.3	35.3	33.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	816	4,665	13,127
# of Persons per HH	2.7	2.5	2.2
Average HH Income	\$41,964	\$44,138	\$49,306



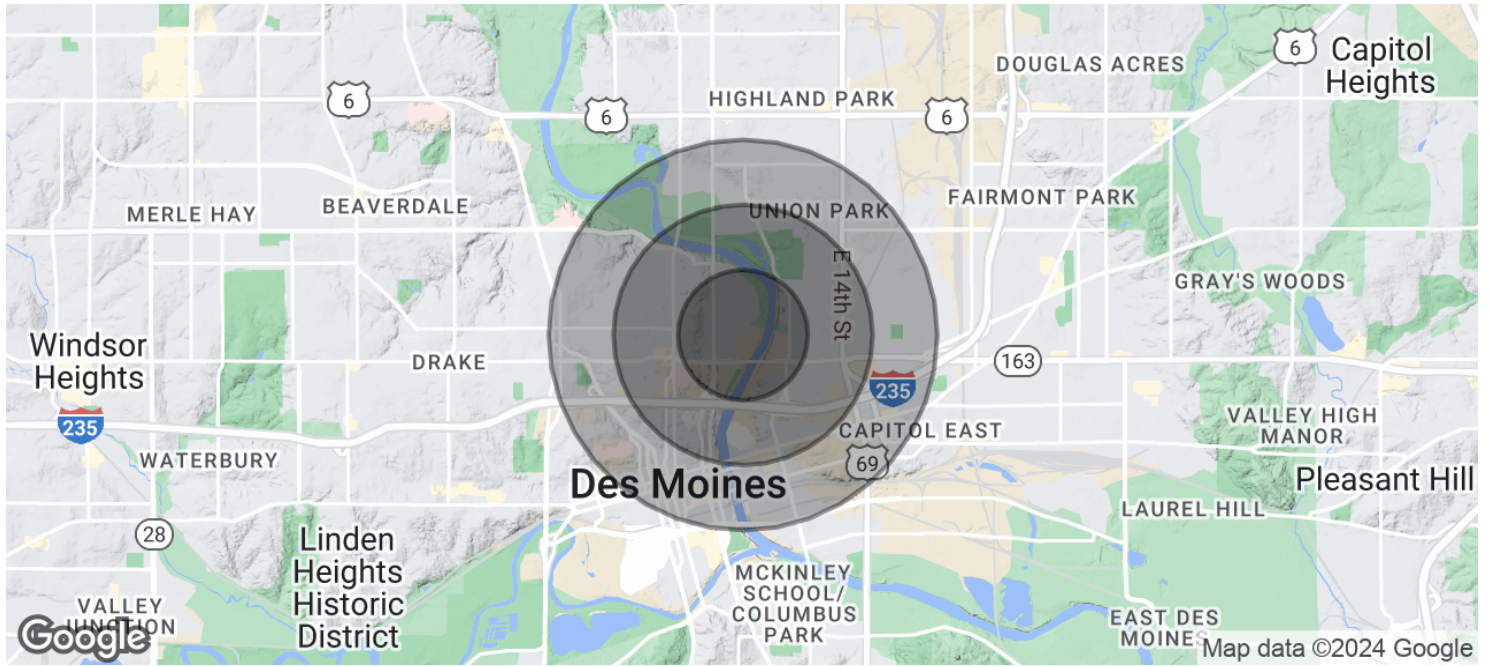
CRAIG CROSSLAND
515.975.5191
craig@fergusoncres.com

DARIN FERGUSON
515.778.6683
darin@fergusoncres.com

FOR SALE / LEASE

50 FOREST AVE

50 FOREST AVE DES MOINES, IA 50314



Average House Value

\$83,581

\$84,818

\$135,120

** Demographic data derived from 2020 ACS - US Census*



CRAIG CROSSLAND

515.975.5191

craig@fergusoncres.com

DARIN FERGUSON

515.778.6683

darin@fergusoncres.com