

FOR LEASE

1537 VERMONT ST

1537 VERMONT ST DES MOINES, IA 50314



PROPERTY DESCRIPTION

Prime warehouse available for lease featuring 4,200 SF of warehouse space ideal for light industrial, distribution, or service-oriented users. The property features approximately 1,200 SF of finished office space, providing a functional balance of administrative and operational areas. The warehouse area offers two dock-high doors for efficient loading and unloading, along with clear ceiling heights suitable for a variety of uses.

PROPERTY HIGHLIGHTS

- Prime location in Des Moines, IA
- On-site parking available
- Easy access to I-235
- Open Warehouse
- Reznor Heat in Warehouse

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	4,200 SF
Lot Size:	0.472 Acres
Building Size:	9,055 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	116	496	4,839
Population	359	1,462	13,213
Average HH Income	\$71,004	\$64,466	\$59,929



NATHAN PETSCHÉ

515.867.4964

nathan@fergusoncres.com

ROY JENSEN

515.803.2895

roy@fergusoncres.com

DARIN FERGUSON

515.778.6683

darin@fergusoncres.com

FOR LEASE

1537 VERMONT ST

1537 VERMONT ST DES MOINES, IA 50314

1537



Ferguson

NATHAN PETSCHÉ
515.867.4964
nathan@fergusoncres.com

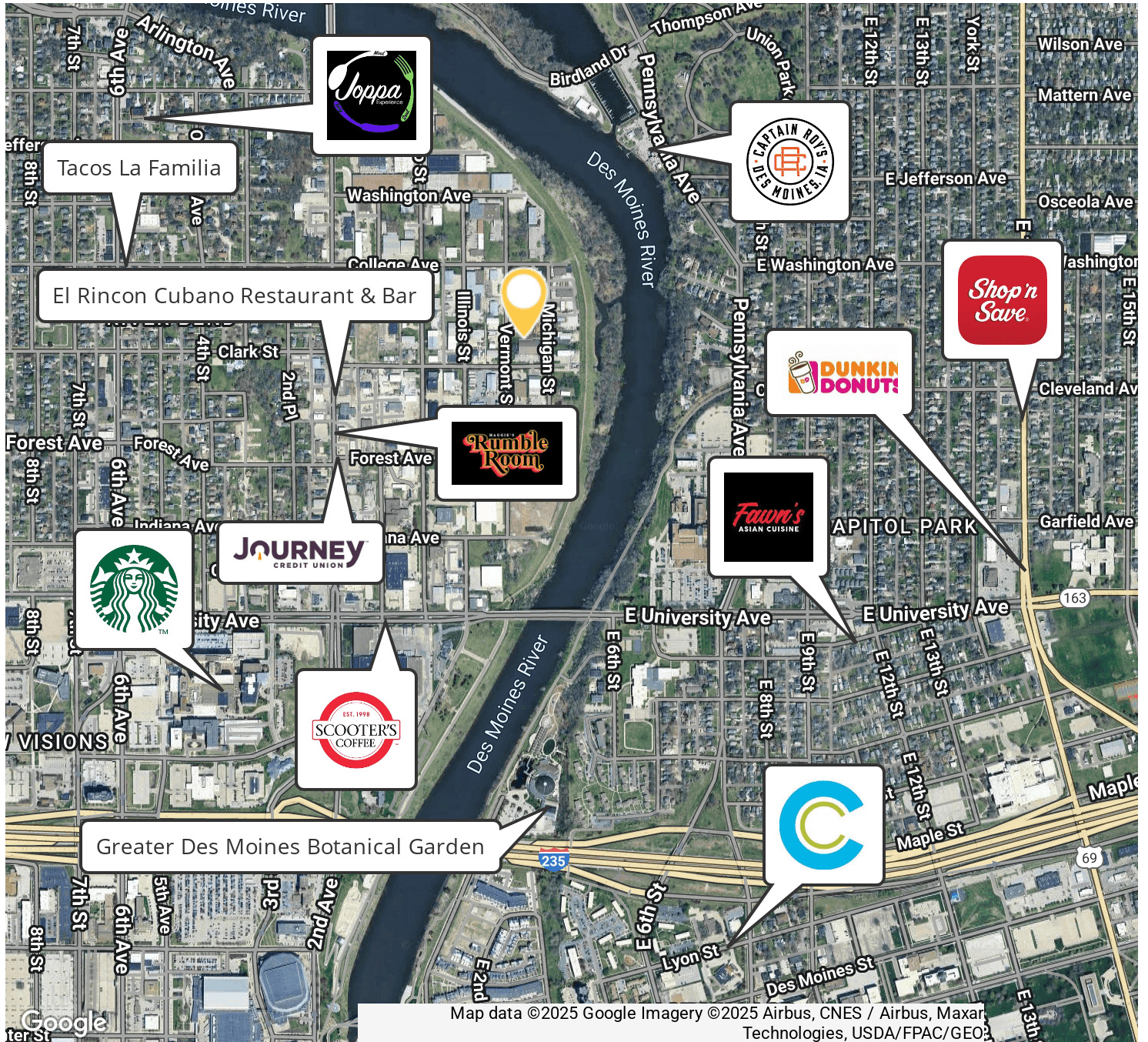
ROY JENSEN
515.803.2895
roy@fergusoncres.com

DARIN FERGUSON
515.778.6683
darin@fergusoncres.com

FOR LEASE

1537 VERMONT ST

1537 VERMONT ST DES MOINES, IA 50314



Ferguson

NATHAN PETSCH

515.867.4964

nathan@fergusoncres.com

ROY JENSEN

515.803.2895

roy@fergusoncres.com

DARIN FERGUSON

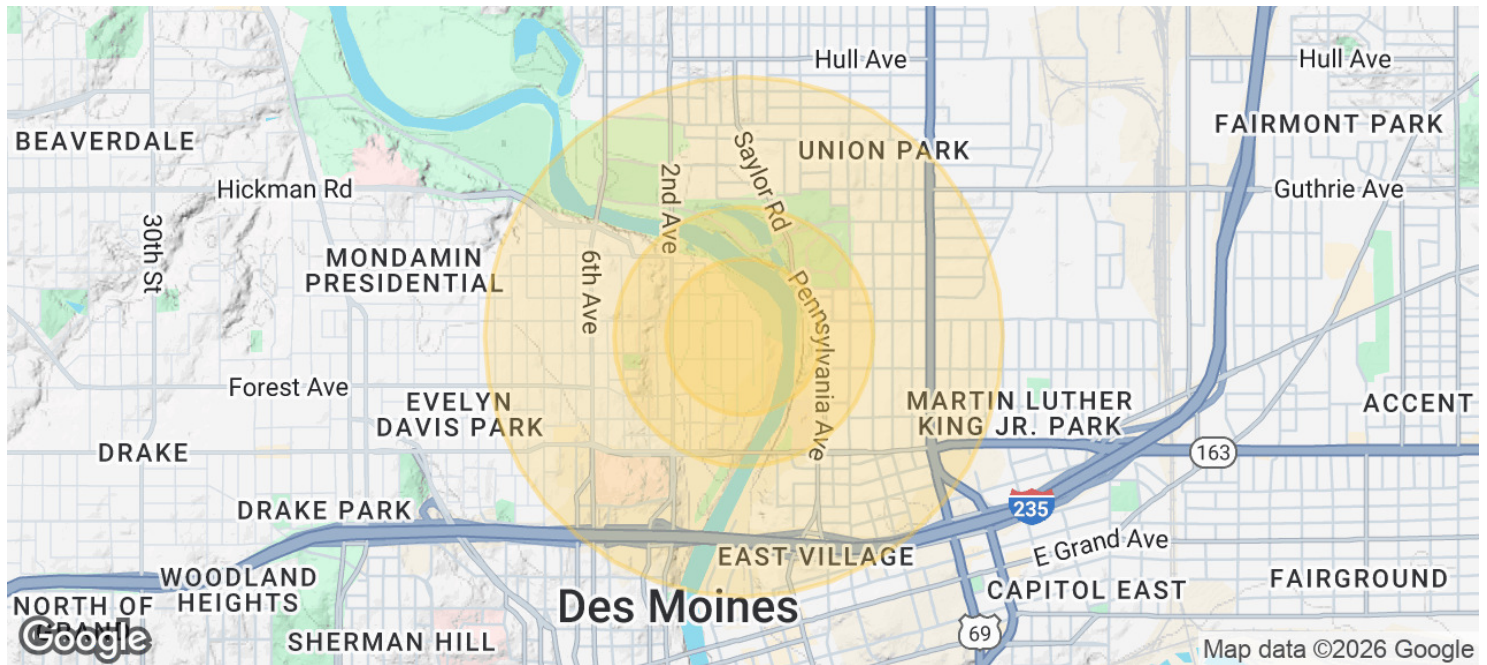
515.778.6683

darin@fergusoncres.com

FOR LEASE

1537 VERMONT ST

1537 VERMONT ST DES MOINES, IA 50314



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	359	1,462	13,213
Average Age	36	36	36
Average Age (Male)	35	35	36
Average Age (Female)	38	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	116	496	4,839
# of Persons per HH	3.1	2.9	2.7
Average HH Income	\$71,004	\$64,466	\$59,929



NATHAN PETSCHKE

515.867.4964

nathan@fergusoncres.com

ROY JENSEN

515.803.2895

roy@fergusoncres.com

DARIN FERGUSON

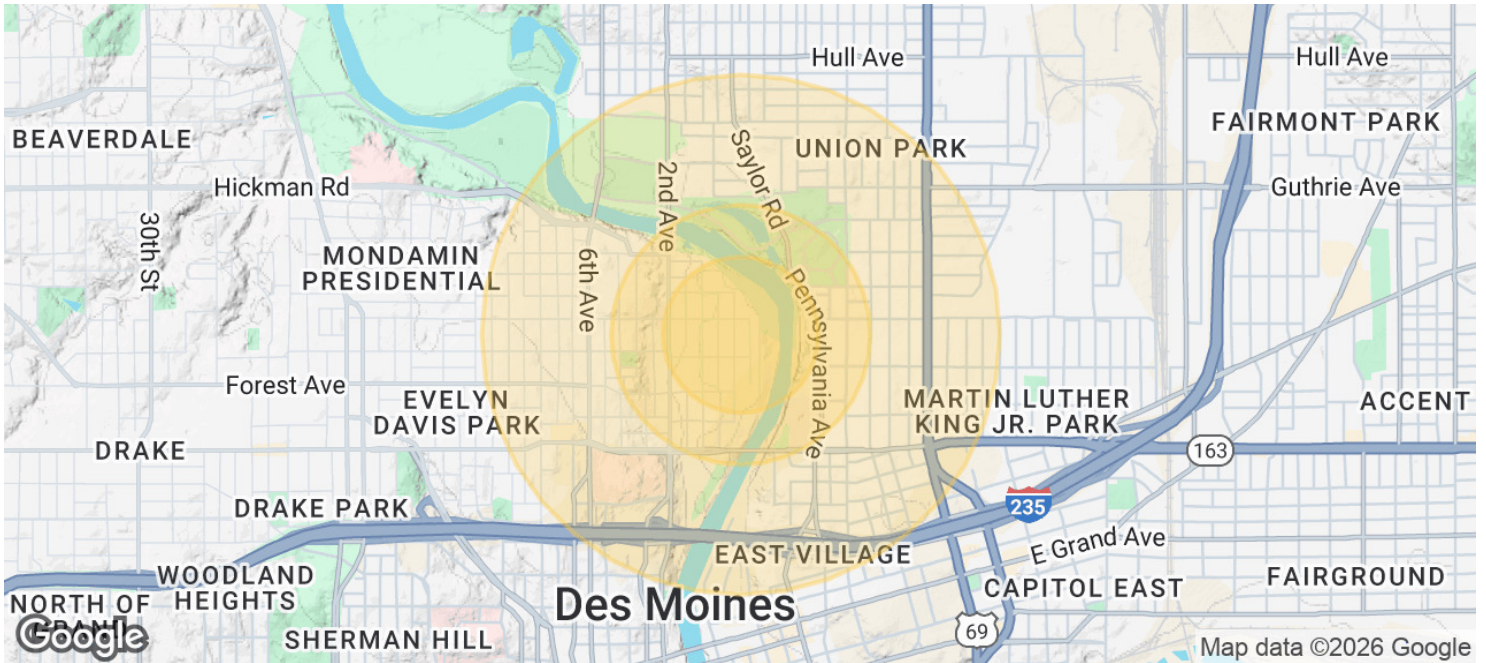
515.778.6683

darin@fergusoncres.com

FOR LEASE

1537 VERMONT ST

1537 VERMONT ST DES MOINES, IA 50314



Average House Value

\$224,775

\$207,128

\$186,803

Demographics data derived from AlphaMap



NATHAN PETSCHKE

515.867.4964

nathan@fergusoncres.com

ROY JENSEN

515.803.2895

roy@fergusoncres.com

DARIN FERGUSON

515.778.6683

darin@fergusoncres.com