

For Lease

Industrial

7,520 SF



635 New York Avenue - Building A

Des Moines, Iowa 50313

Property Highlights

- Available: 7,520 SF
- Lease Rate: \$8.00 SF/yr(NNN)
- 4 Dock High Doors
- 20' Interior Clear Height

Property Description

This 7,520 sqft Industrial space includes 600 sqft office and 4 dock high doors. 20' interior clear height. Available immediately for sublease until EOY and/or new lease.

OFFERING SUMMARY

Available SF	7,520 SF
Lease Rate	\$8.00 SF/yr (NNN)
Lot Size	0.78 Acres
Building Size	7,520 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	183,479	\$79,870
10 Miles	503,699	\$106,404
15 Miles	610,080	\$110,951

For more information

Matt T. Connolly

O: 515 975 9600
mconnolly@iowarealtycommercial.com

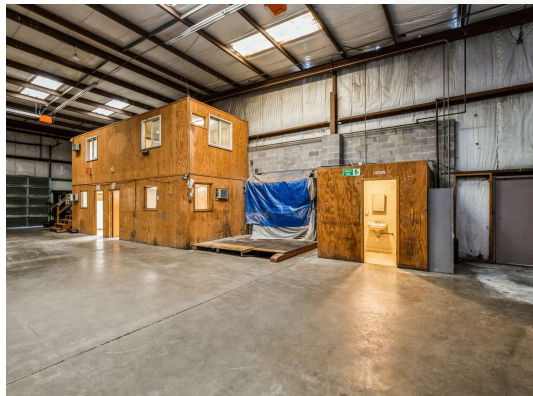
Chris Fultz

O: 319 331 3191
cfultz@iowarealtycommercial.com

For Lease

Industrial Property

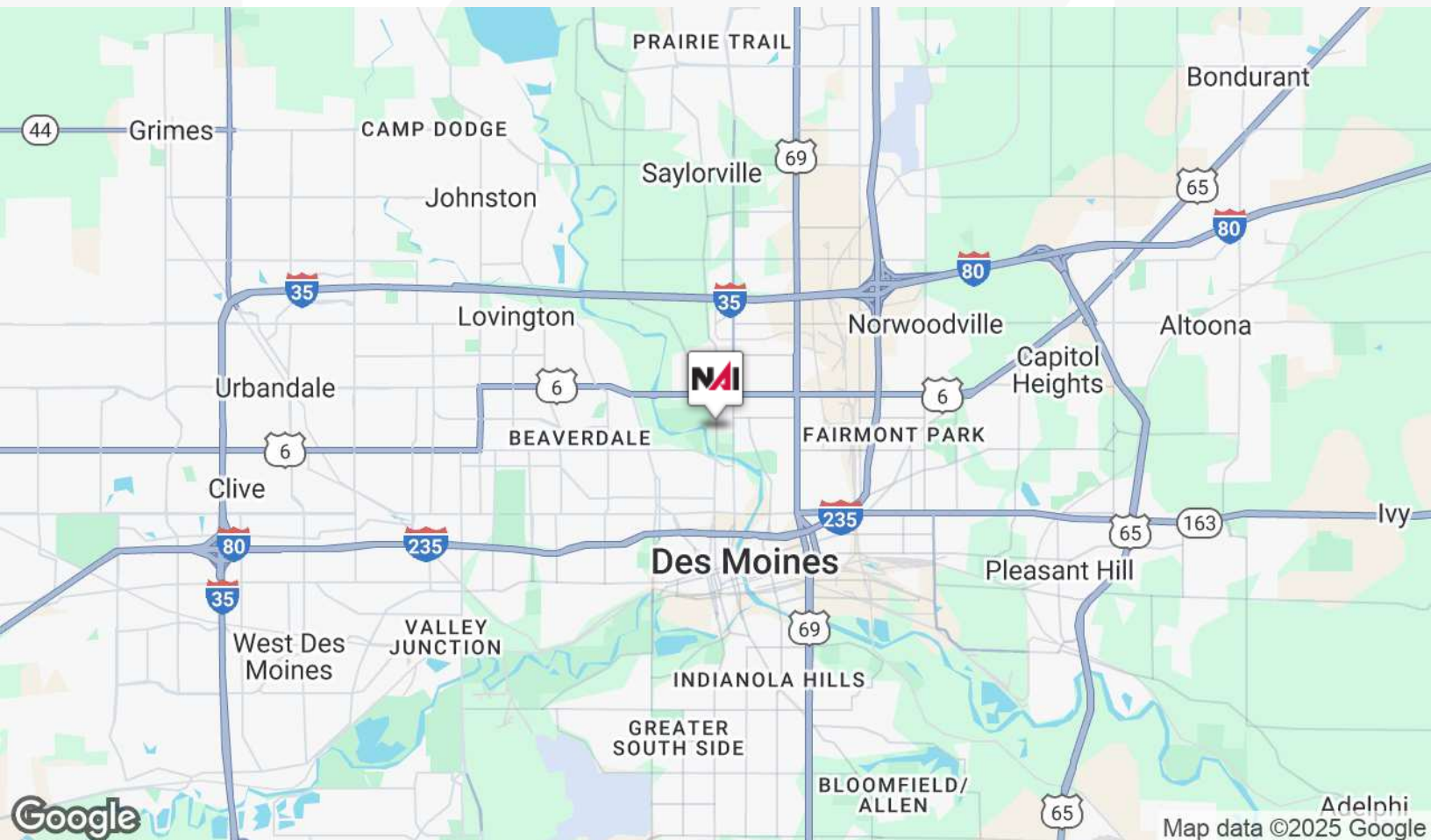
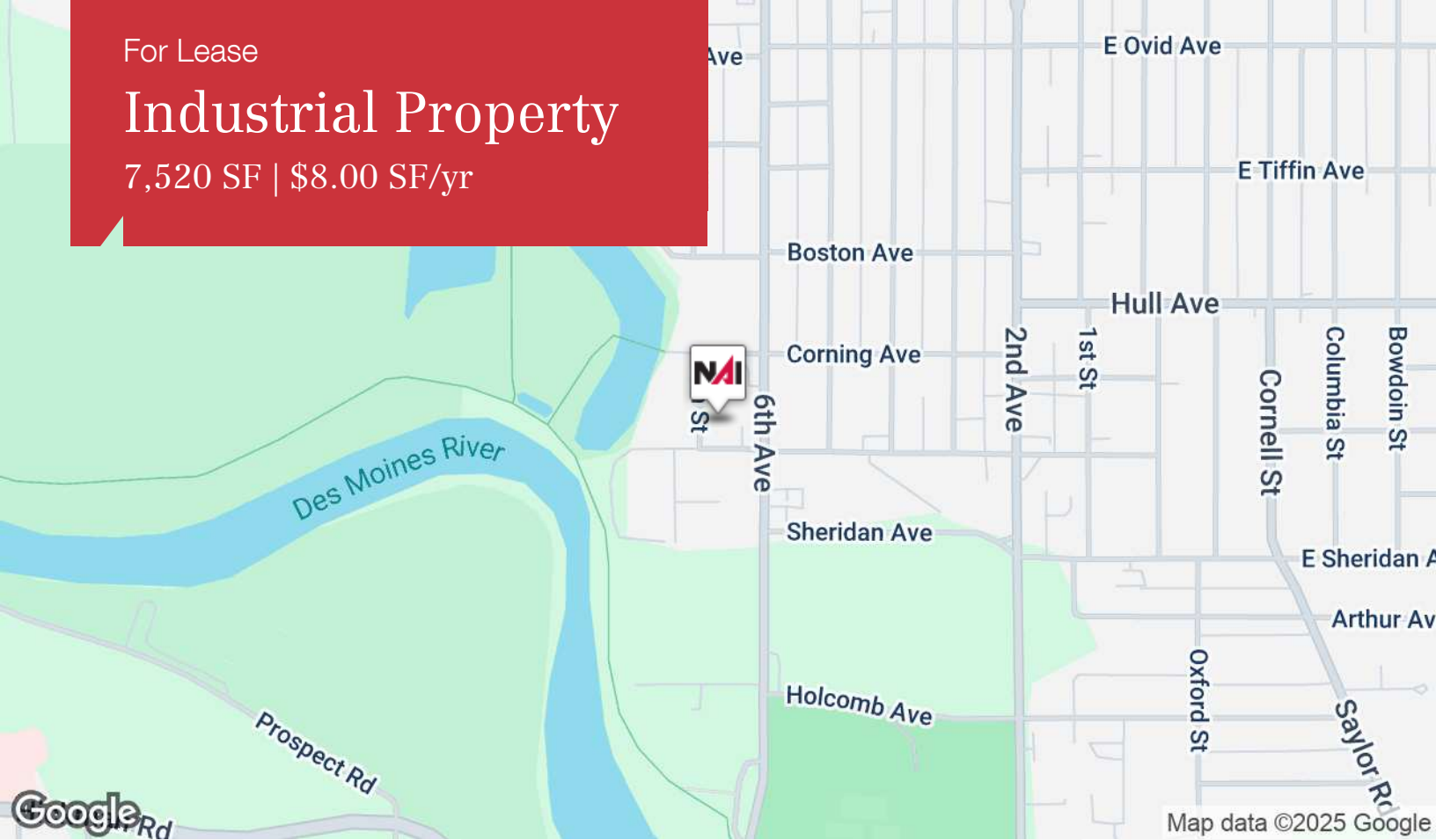
7,520 SF | \$8.00 SF/yr



For Lease

Industrial Property

7,520 SF | \$8.00 SF/yr



Commercial Real Estate Services, Worldwide.

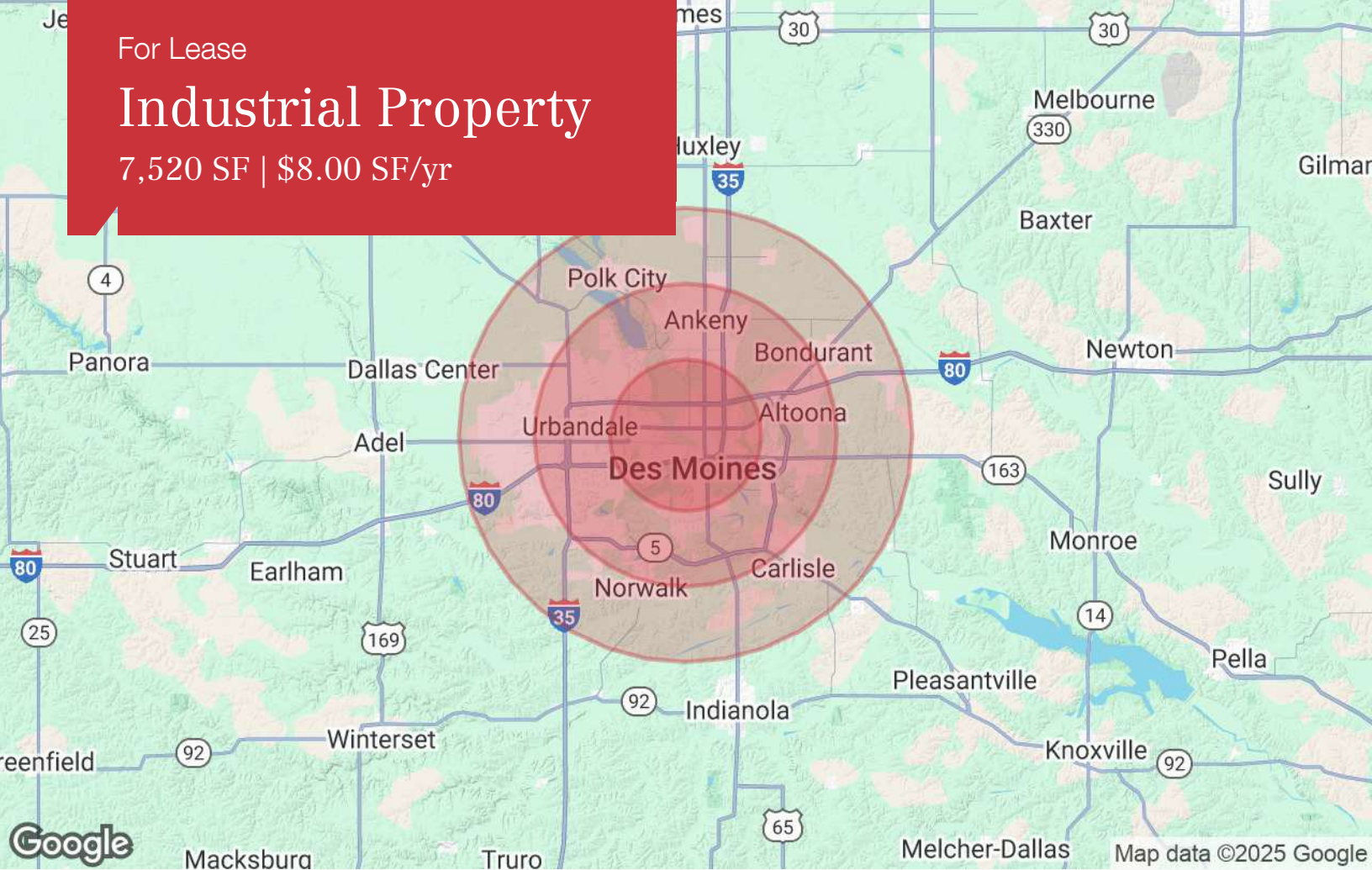
3521 Beaver Avenue
Des Moines, IA 50310
515 222 0000 tel
iowacommercial.com



For Lease

Industrial Property

7,520 SF | \$8.00 SF/yr



Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	183,479	503,699	610,080
MEDIAN AGE	39	38	38
MEDIAN AGE (MALE)	38	37	37
MEDIAN AGE (FEMALE)	40	39	39

Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	77,422	202,547	243,075
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$79,870	\$106,404	\$110,951
AVERAGE HOUSE VALUE	\$227,071	\$290,781	\$309,572

Race

	5 Miles	10 Miles	15 Miles
% WHITE	71.1%	80.2%	81.9%
% BLACK	13.5%	8.8%	8.1%
% ASIAN	7.0%	5.6%	5.4%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	0.8%	0.5%	0.4%
% OTHER	7.6%	4.8%	4.1%

Ethnicity

	5 Miles	10 Miles	15 Miles
% HISPANIC	15.6%	11.1%	10.0%

* Demographic data derived from 2020 ACS - US Census