

For Lease

# Industrial

7,513 - 70,660 SF



## 1800 Hull Avenue

Des Moines, Iowa 50313

### Property Highlights

- 1200 Amp - 3 Phase Service
- Three Dock High Doors
- Two 20' Drive-In Doors
- Four 12' Drive-In Doors
- Internal Clear Height Range Estimate 13' - 23'
- 90 Parking Spots
- Roof Replaced In 2014
- Fully Sprinkled
- 9,433 SF Office Buildout

### Property Description

Located in NE Des Moines, 1 Mile from I235 at Euclid Ave.  
Space Options Ranging From 7500 to Over 70,000  
70,660 Sqft For Lease Includes Over 9k SF Office  
\$6.15 NNN - Demised Spaces \$6.50 NNN

### OFFERING SUMMARY

<b>Available SF</b>	7,513 - 70,660 SF
<b>Lease Rate</b>	\$6.15 - 6.50 SF/yr (NNN)
<b>Lot Size</b>	5.33 Acres
<b>Building Size</b>	70,660 SF

### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>1 Mile</b>	8,812	\$54,252
<b>3 Miles</b>	72,738	\$52,226
<b>5 Miles</b>	162,898	\$61,138

For more information

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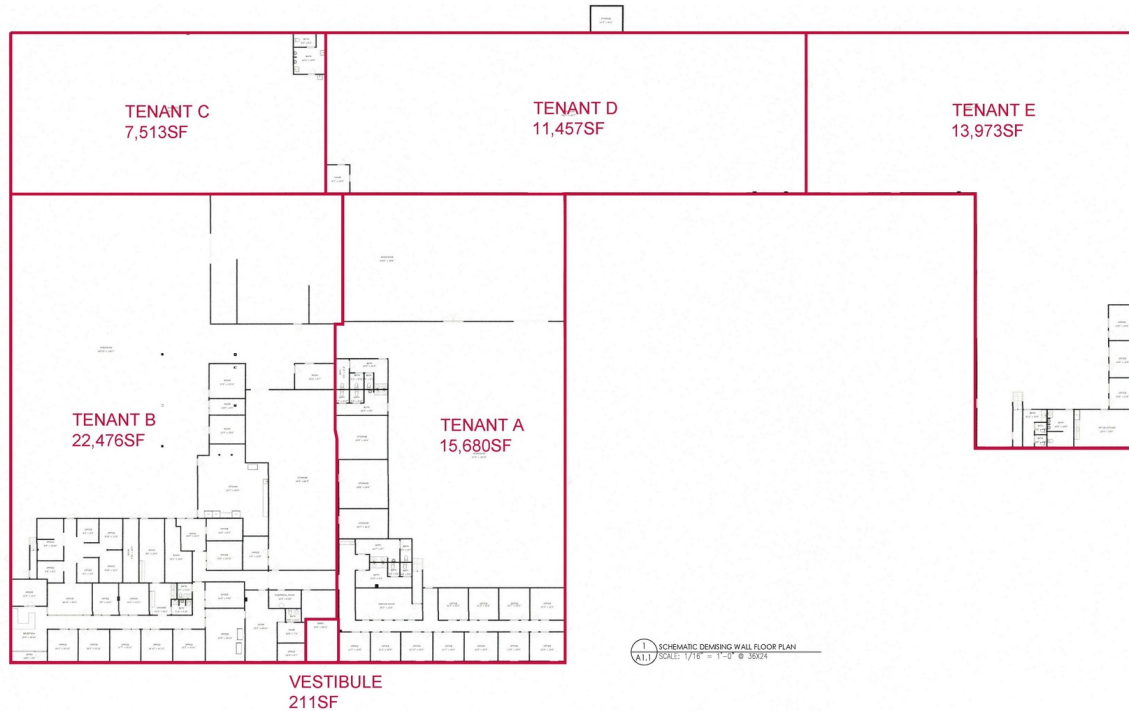
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7,513 - 70,660 SF | \$6.15 - 6.50 SF/yr



## LEASE INFORMATION

Lease Type:	NNN
Total Space:	7,513 - 70,660 SF

Lease Term:	Negotiable
Lease Rate:	\$6.15 - \$6.50 SF/yr

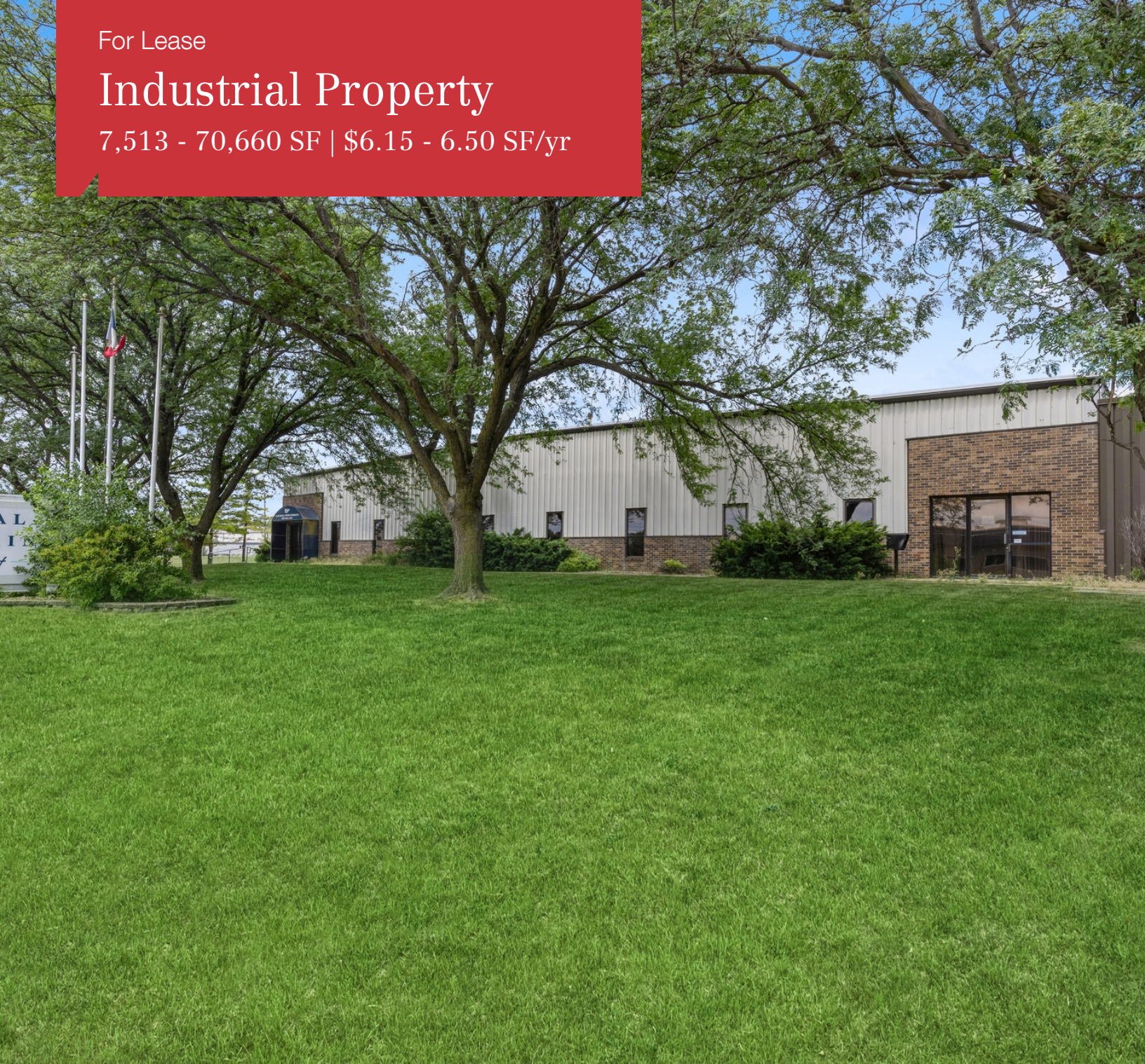
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1800 Hull Ave	Available	70,660 SF	NNN	\$6.15 SF/yr	-
Unit A	Available	15,680 SF	NNN	\$6.50 SF/yr	-
Unit B	Available	22,476 SF	NNN	\$6.50 SF/yr	-
Unit C	Available	7,513 SF	NNN	\$6.50 SF/yr	-
Unit D	Available	11,457 SF	NNN	\$6.50 SF/yr	-
Unit E	Available	13,973 SF	NNN	\$6.50 SF/yr	-

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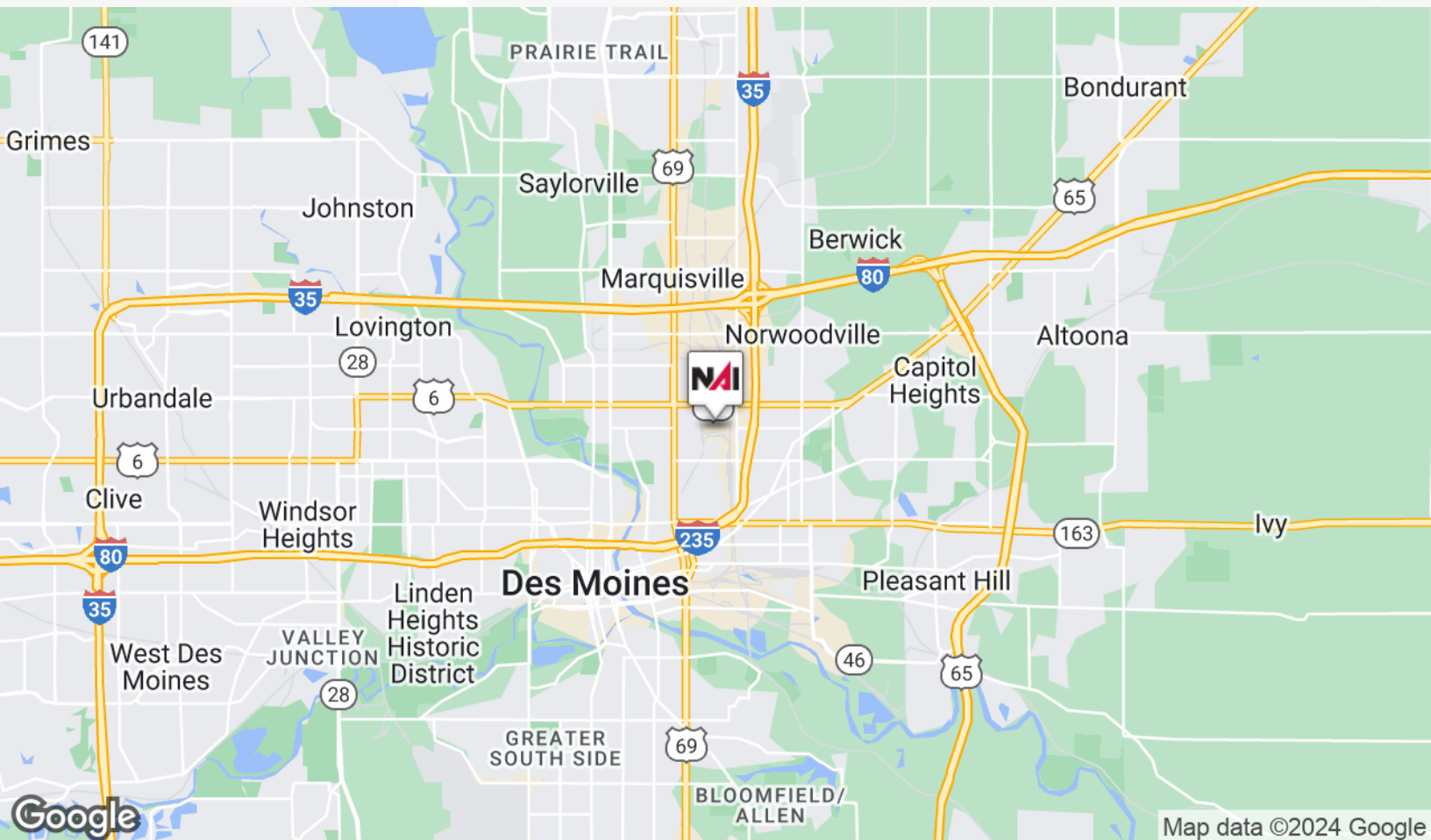
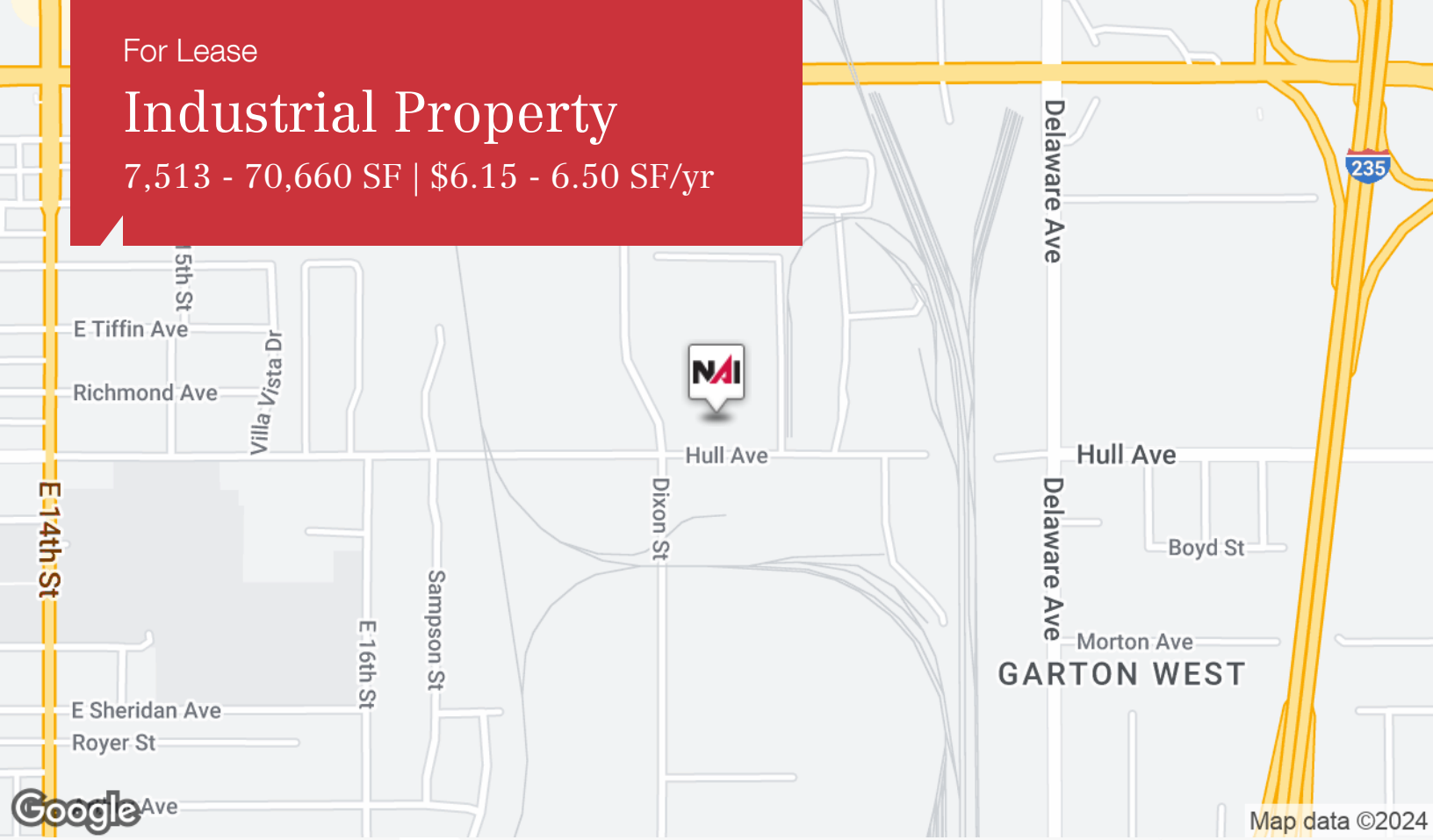
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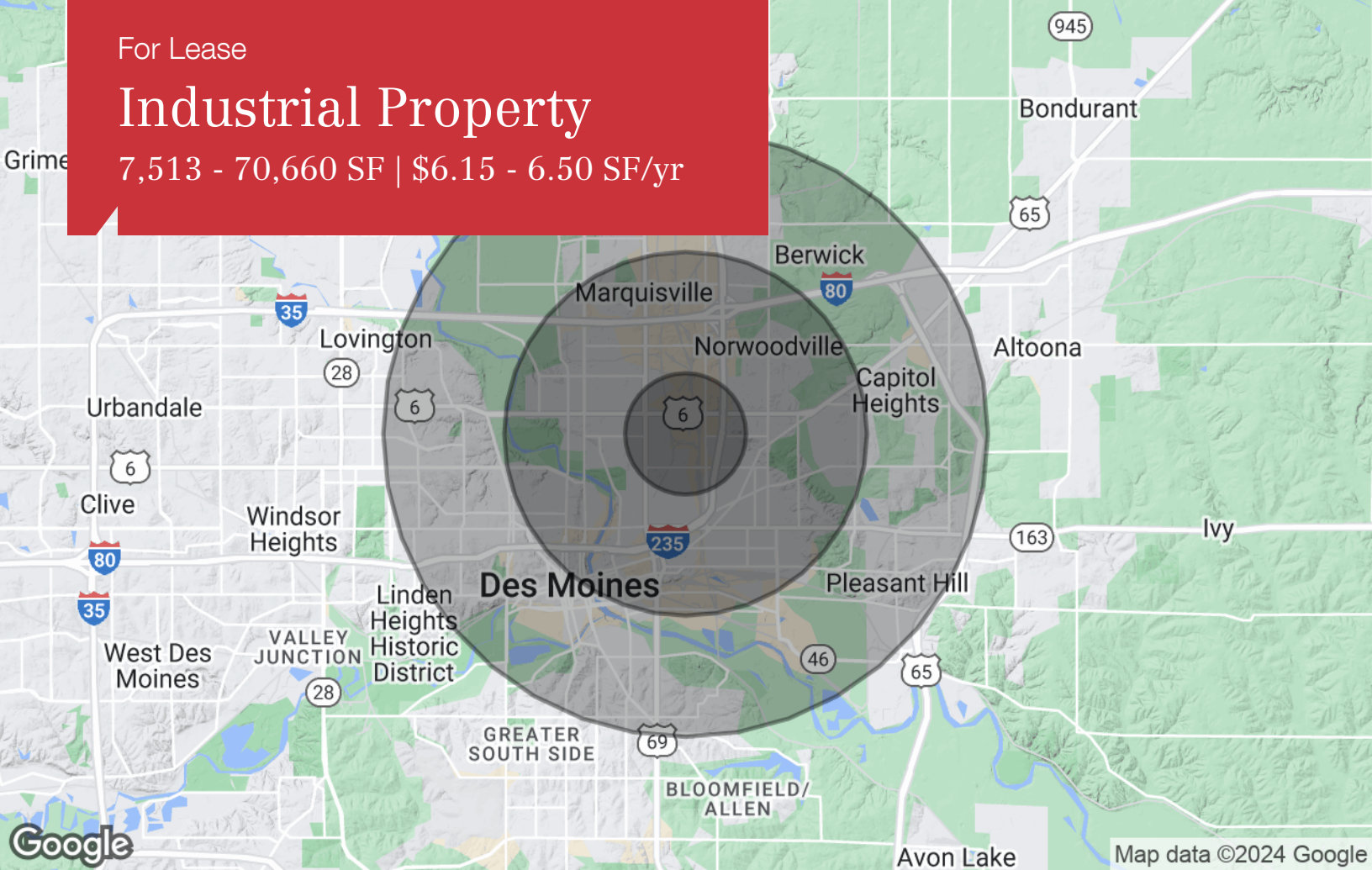
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## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,812	72,738	162,898
MEDIAN AGE	32.7	35.1	35.1
MEDIAN AGE (MALE)	30.8	33.7	33.9
MEDIAN AGE (FEMALE)	33.5	37.0	36.8

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,101	29,445	70,279
# OF PERSONS PER HH	2.8	2.5	2.3
AVERAGE HH INCOME	\$54,252	\$52,226	\$61,138
AVERAGE HOUSE VALUE	\$113,187	\$111,057	\$147,252

\* Demographic data derived from 2020 ACS - US Census