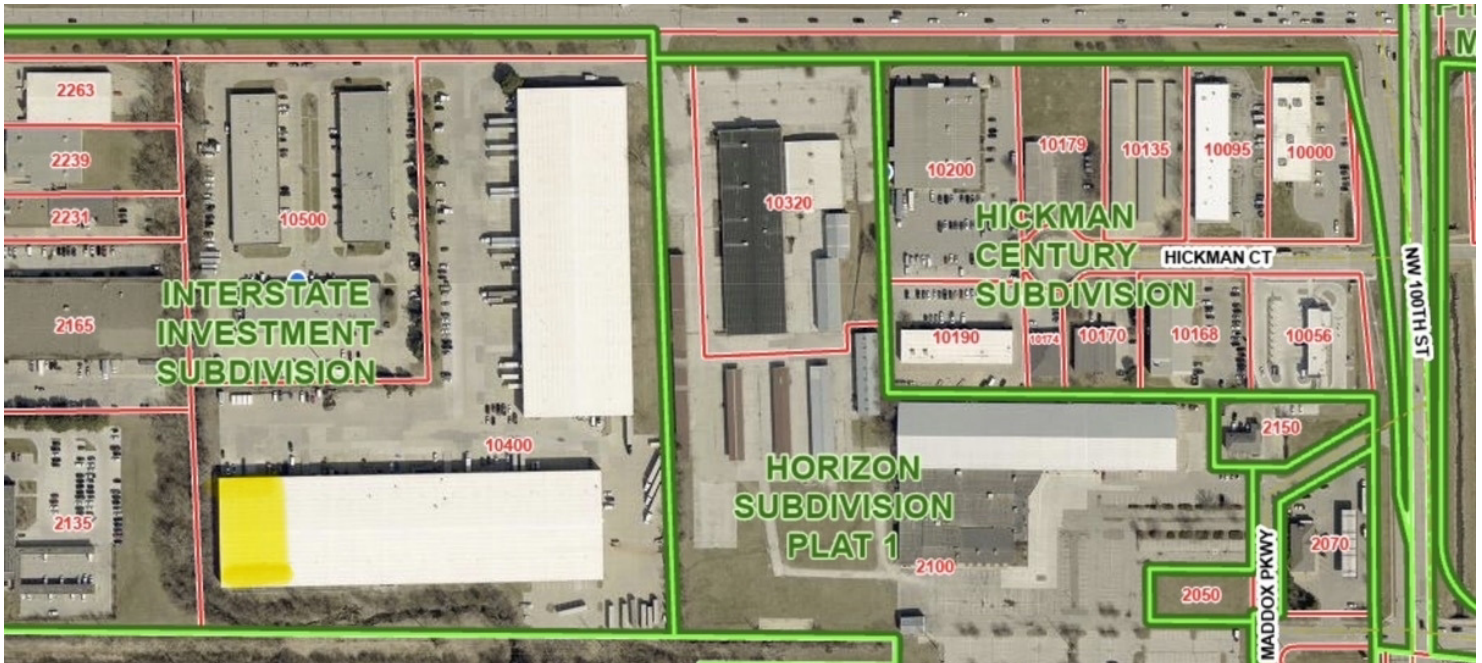


FOR LEASE

CLIVE INDUSTRIAL CENTER

10400 - 10440 HICKMAN ROAD CLIVE, IA 50325



PROPERTY DESCRIPTION

Clive Industrial Center at 104th and Hickman Road. Lighted intersection, located 1 mile east of the Interstate 80/35 Interchange at Hickman Road in Clive, IA

PROPERTY HIGHLIGHTS:

- 20,000 SF WEST ENDCAP SPACE AVAILABLE 3/1/26
- LIGHTED INTERSECTION AT 104TH AND HICKMAN
- THREE 10' X 10' DOCK DOORS WITH SHELTERS
- STANDARD HAZARD WET SPRINKLER
- 100' X 200' SPACE SIZE

OFFERING SUMMARY

Lease Rate:	\$6.00 SF/yr (NNN)
Number of Units:	2
Available SF:	20,000 SF
Lot Size:	15.52 Acres
Building Size:	140,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	5	224	1,713
Total Population	11	532	4,066

Ferguson

fergusoncres.com

CRAIG CROSSLAND

515.975.5191

craig@fergusoncres.com

DARIN FERGUSON

515.778.6683

darin@fergusoncres.com

12400
L CENTER
JOHNS, IA 50325

10400 HICKMAN ROAD DES MOINES, IA 50325



Map data ©2026 Google

Ferguson

DARIN FERGUSON

515.778.6683

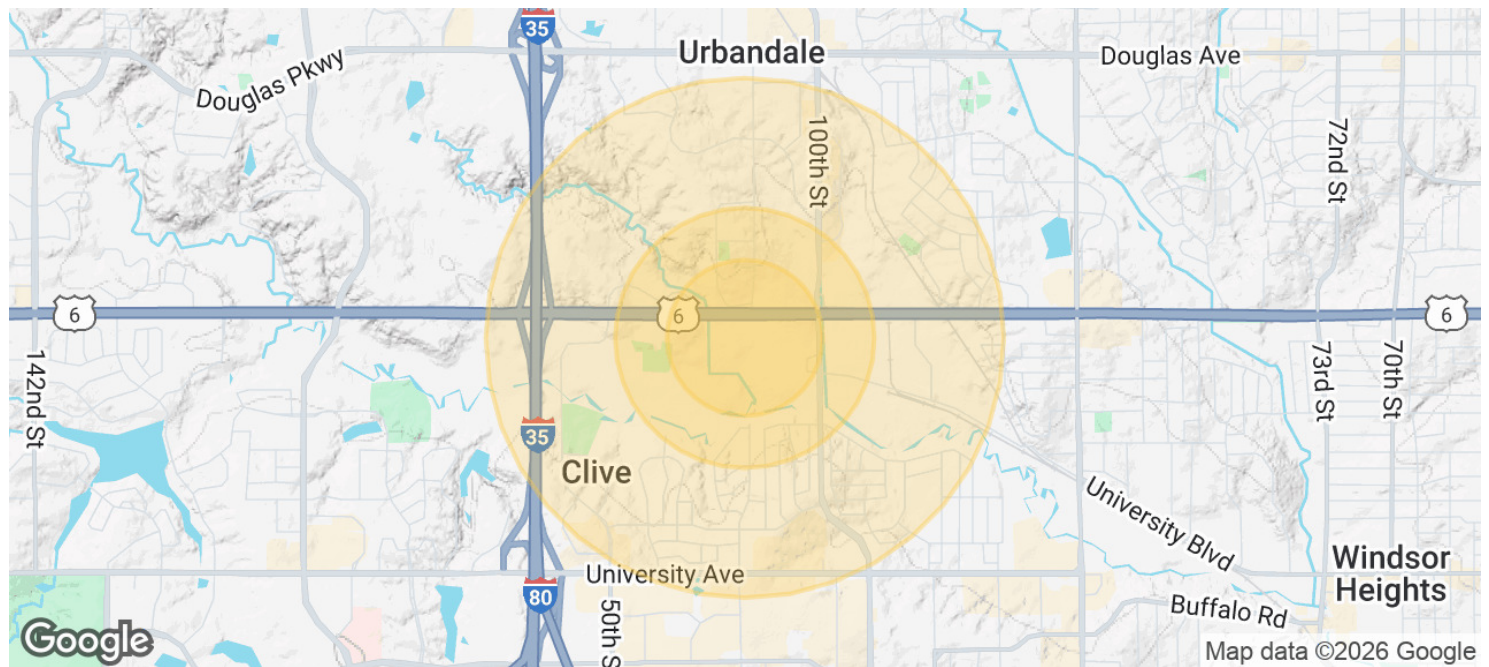
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FOR LEASE

CLIVE INDUSTRIAL CENTER

10400 HICKMAN ROAD DES MOINES, IA 50325



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	11	532	4,066
Average Age	46	46	44
Average Age (Male)	43	43	42
Average Age (Female)	49	49	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	5	224	1,713
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$145,901	\$148,147	\$129,455

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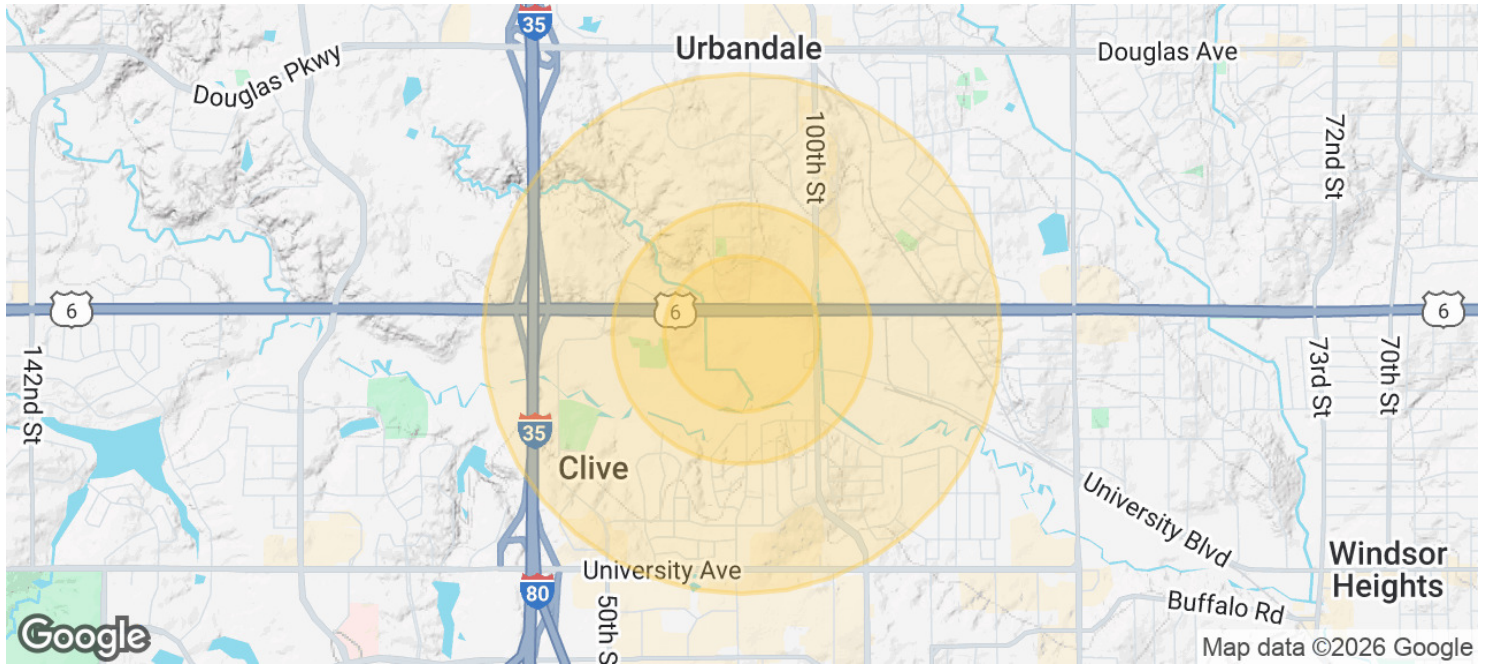
515.778.6683

darin@fergusoncres.com

FOR LEASE

CLIVE INDUSTRIAL CENTER

10400 HICKMAN ROAD DES MOINES, IA 50325



Average House Value

\$350,093

\$351,362

\$327,189

Demographics data derived from AlphaMap

Ferguson

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craig@fergusoncres.com

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darin@fergusoncres.com