

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



fergusoncres.com

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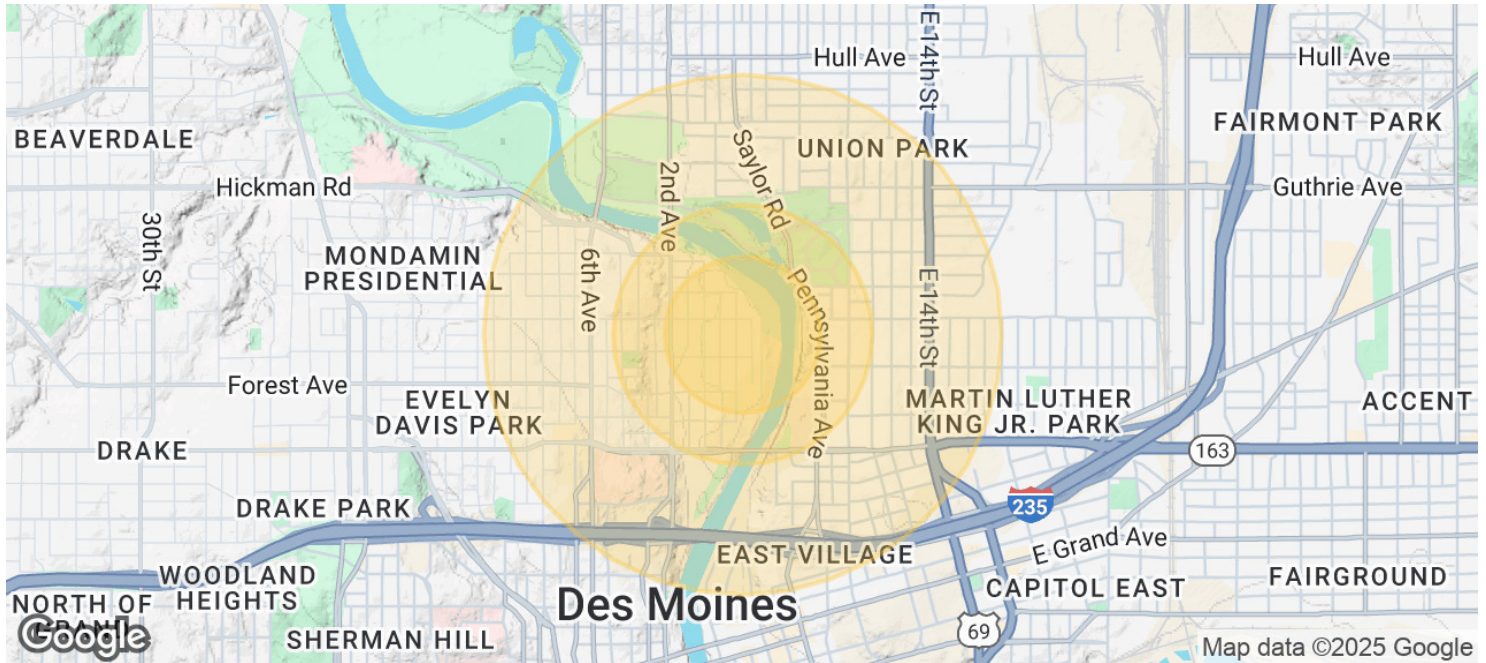
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	359	1,462	13,213
Average Age	36	36	36
Average Age (Male)	35	35	36
Average Age (Female)	38	37	37

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



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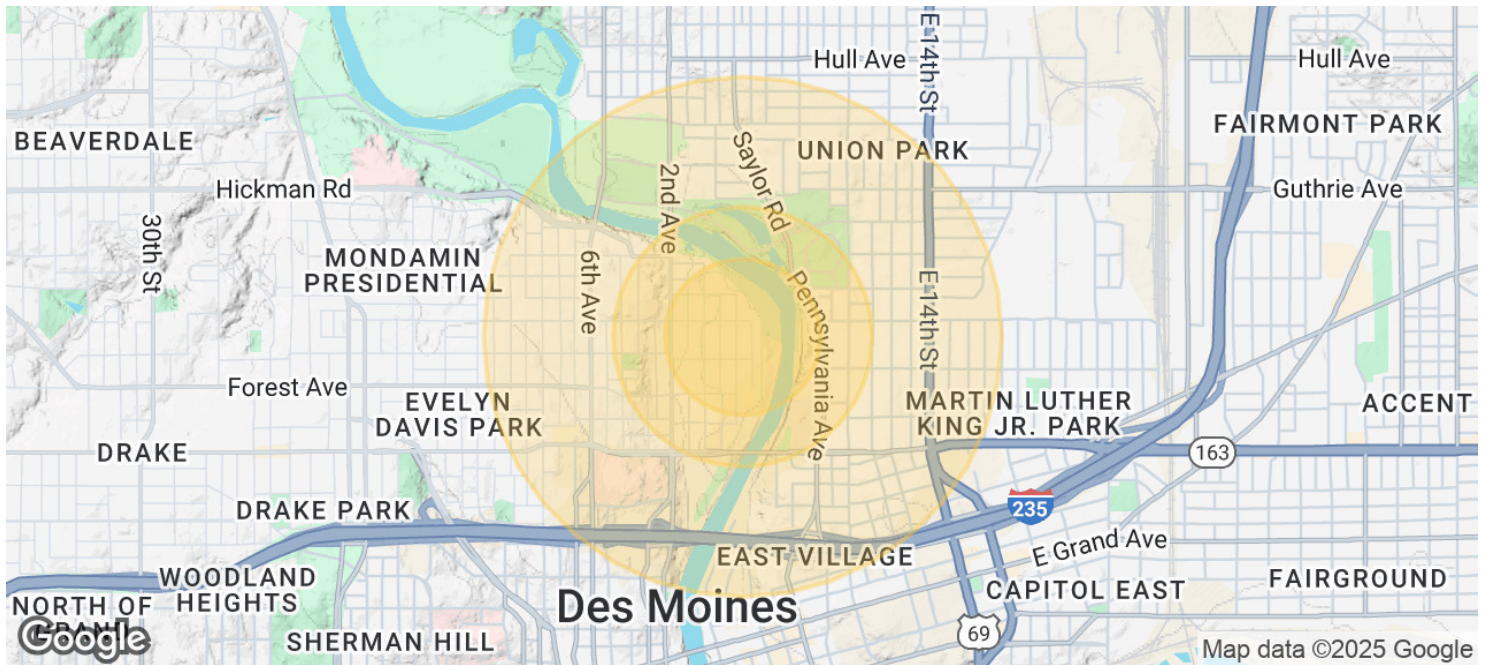
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Average House Value

\$224,775

\$207,128

\$186,803

Demographics data derived from AlphaMap



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