

FOR LEASE

DIXON INDUSTRIAL PARK

4161 DIXON STREET DOCK #127 DES MOINES, IA 50313



PROPERTY DESCRIPTION

Situated at the corner of Dixon and Aurora, with easy access to Interstate 80/35 at NE 14th Street, and also Interstate 235 at Euclid Avenue.

PROPERTY HIGHLIGHTS

- **22' CLEAR HEIGHT**
- **2 DOCK DOORS**
- **SMALL SHIPPING OFFICE AND RESTROOM**
- **WET SPRINKLERED**

OFFERING SUMMARY

Lease Rate:	\$6.00 SF/yr (NNN)
Available SF:	9,435 SF
Building Size:	606,006 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	34	1,231
Total Population	1	94	3,180
Average HH Income	\$66,247	\$64,988	\$65,177



fergusoncres.com

CRAIG CROSSLAND
515.975.5191
craig@fergusoncres.com

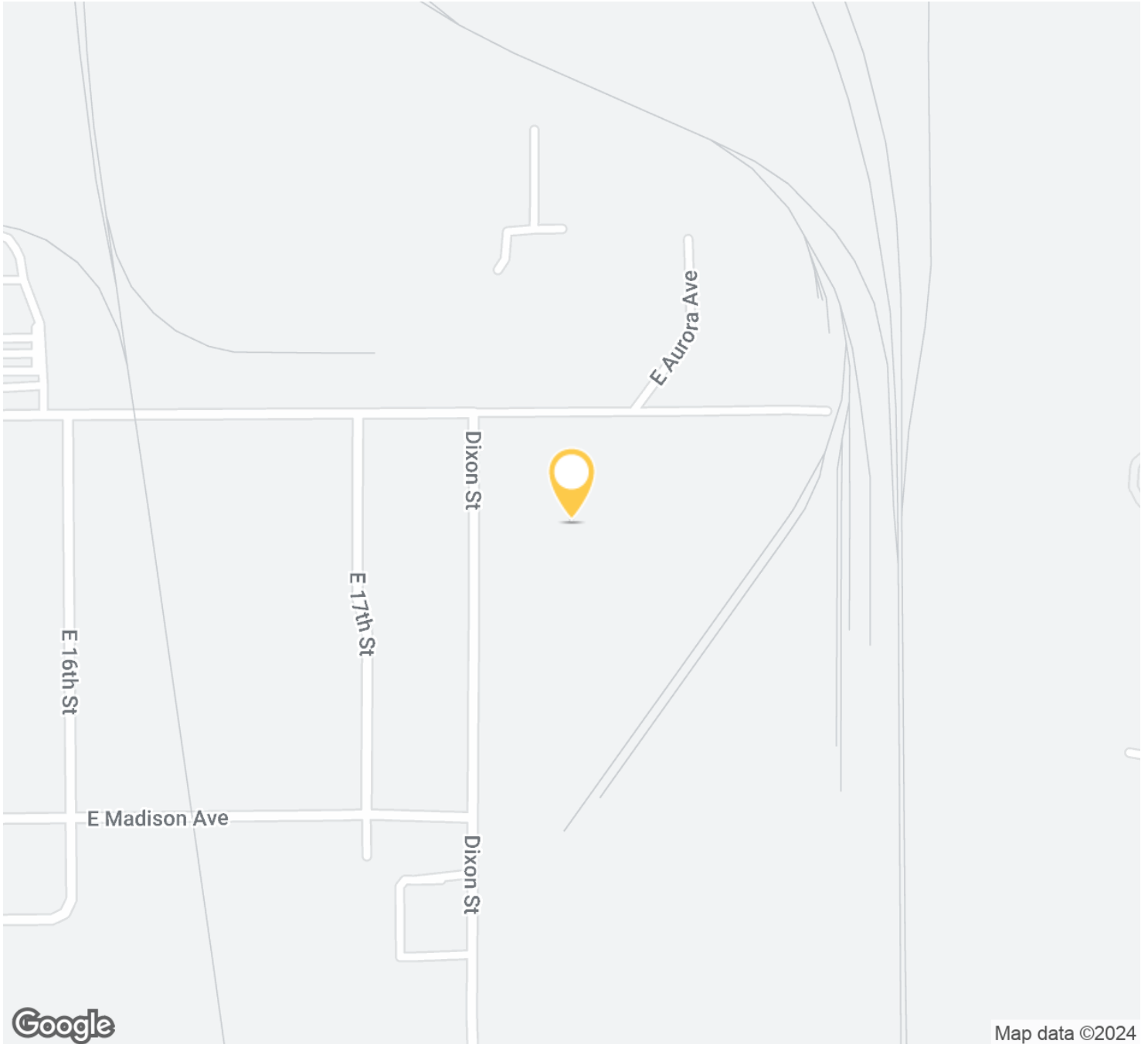
DARIN FERGUSON
515.778.6683
darin@fergusoncres.com

FOR LEASE

DIXON INDUSTRIAL PARK

4161 DIXON STREET DES MOINES, IA 50313

4161



fergusoncres.com

CRAIG CROSSLAND

515.975.5191

craig@fergusoncres.com

DARIN FERGUSON

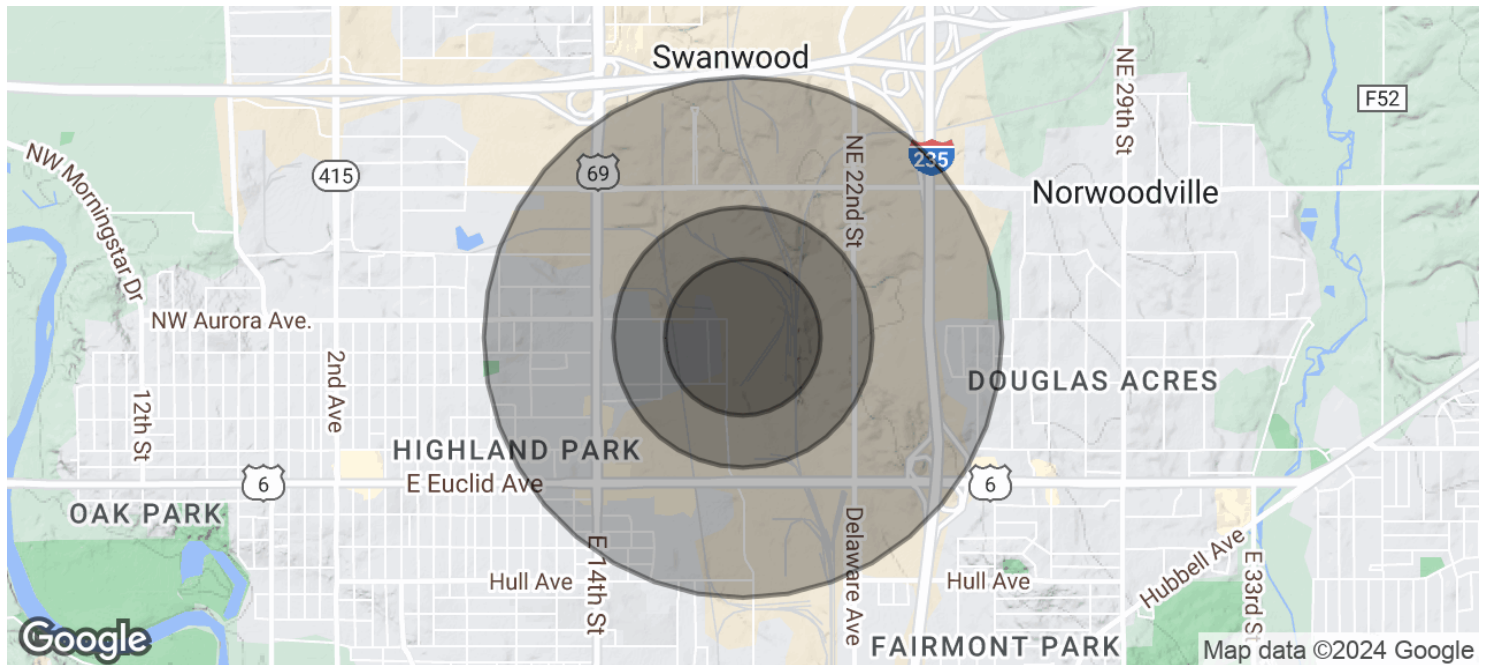
515.778.6683

darin@fergusoncres.com

FOR LEASE

DIXON INDUSTRIAL PARK

4161 DIXON STREET DES MOINES, IA 50313



POPULATION

0.3 MILES

0.5 MILES

1 MILE

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1	94	3,180
Average Age	34	36	37
Average Age (Male)	34	35	36
Average Age (Female)	35	36	38

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	34	1,231
# of Persons per HH		2.8	2.6
Average HH Income	\$66,247	\$64,988	\$65,177



fergusoncres.com

CRAIG CROSSLAND

515.975.5191

craig@fergusoncres.com

DARIN FERGUSON

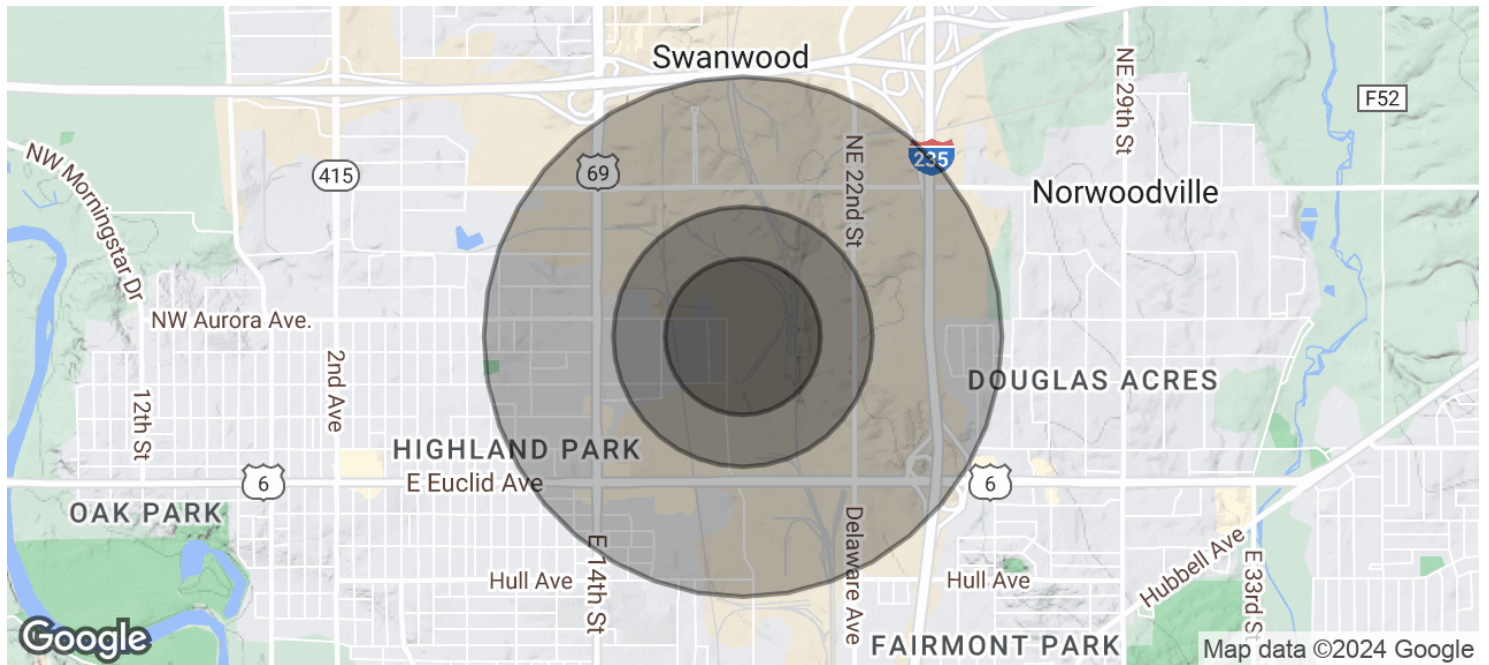
515.778.6683

darin@fergusoncres.com

FOR LEASE

DIXON INDUSTRIAL PARK

4161 DIXON STREET DES MOINES, IA 50313



Average House Value

\$164,698

\$165,072

\$152,128

Demographics data derived from AlphaMap



fergusoncres.com

CRAIG CROSSLAND

515.975.5191

craig@fergusoncres.com

DARIN FERGUSON

515.778.6683

darin@fergusoncres.com