



3127 SW 61ST STREET
DES MOINES / IOWA



Mid America Business Park

**28,666 SF
Industrial
for Lease**

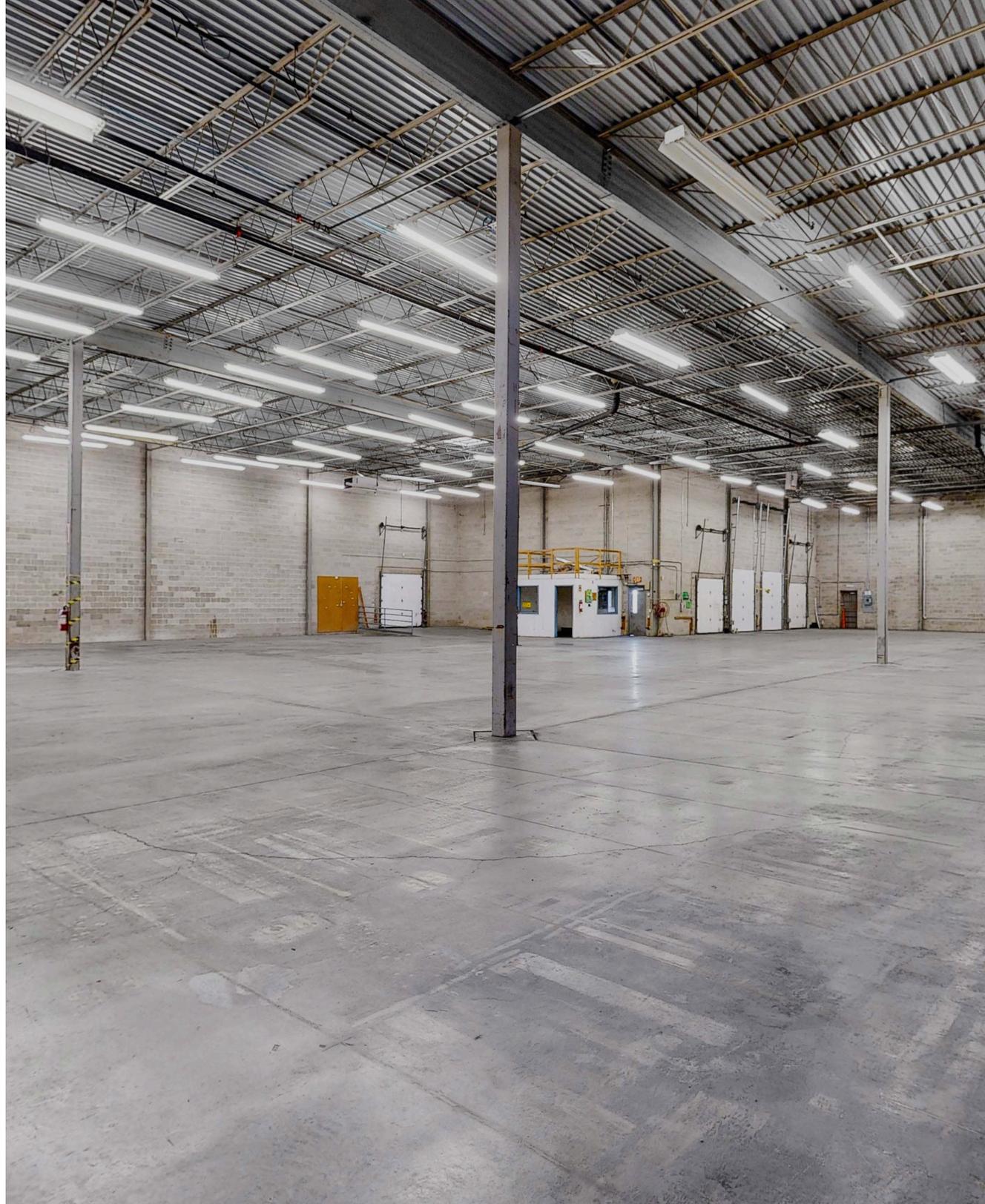
Short Term Leases Considered

*Strategically Located 4.3 Miles
from Entrance to the Des Moines
International Airport*

Property Overview

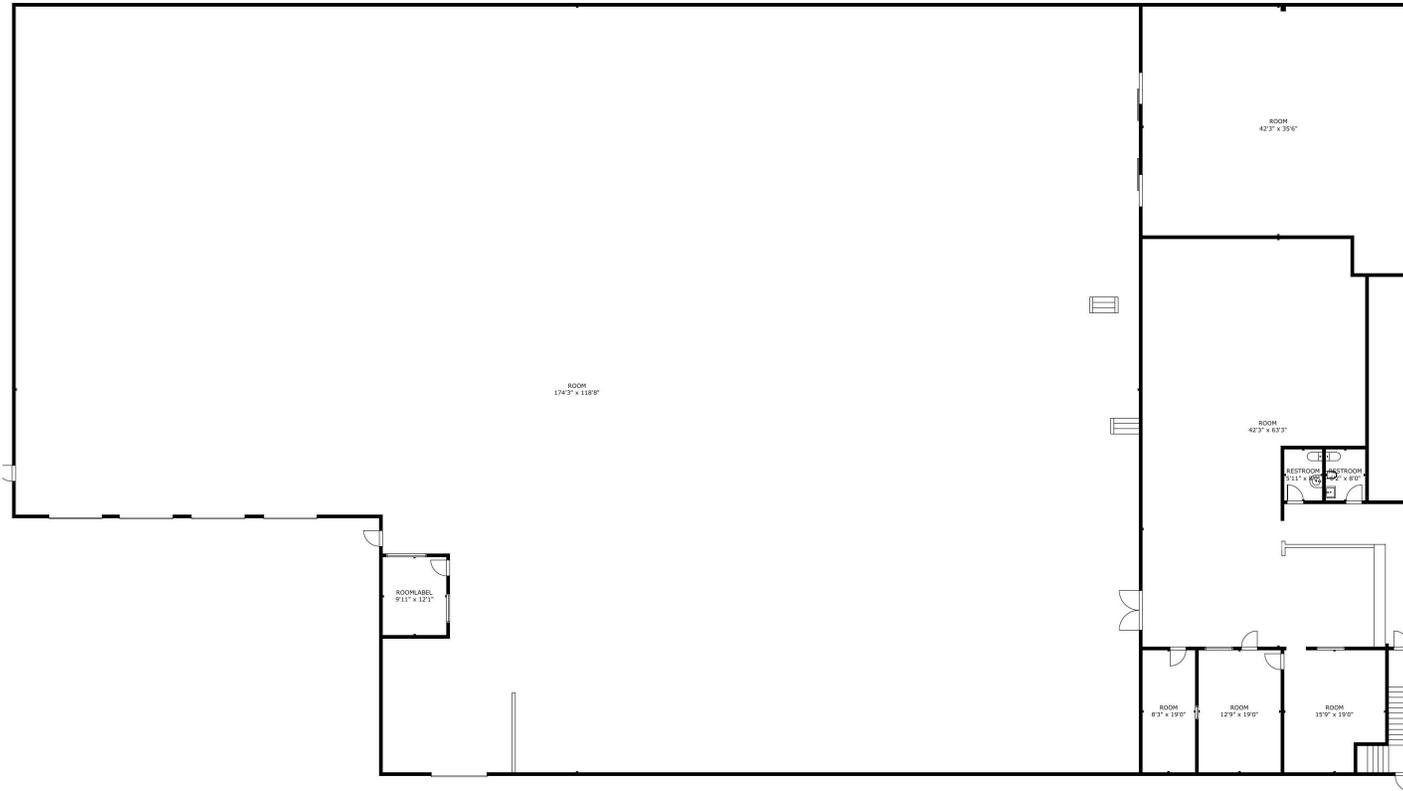
Located just 4.3 miles from the entrance to the Des Moines International Airport and 4.0 miles from the Highway 28 interchange at Highway 5, Mid-America Business Park ensures seamless connectivity to Central Iowa's transportation network. 3127 SW 61st Street is a rare opportunity to lease a high-functioning office/warehouse space in a strategic location.

Lease Rate:	\$5.25/SF NNN
Est. OPEX:	\$4.25/SF
Warehouse Size:	23,955 SF
Office Size:	4,671 SF
Lot Size:	1.523 Acres
Clear Height:	22'
Loading:	5 Dock doors & ability to convert or add drive-in ramp
Sprinkler System:	Wet
Power:	3 phase 240v, 400 amps
Amenities:	Insulated cooler area under mezzanine (Refrigeration chillers non-functioning, can be replaced)

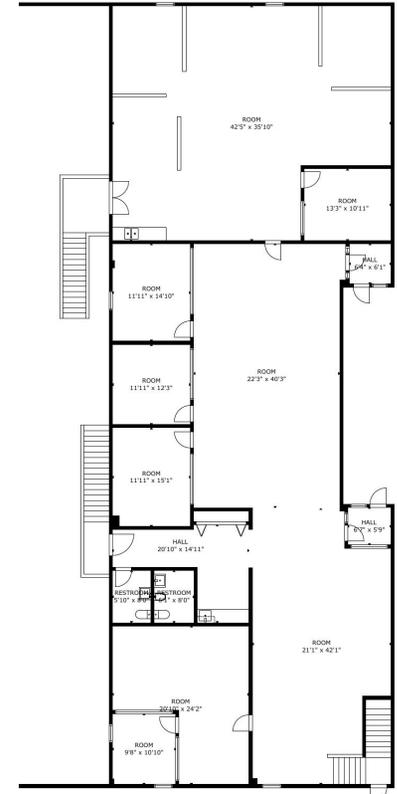


Floor Plan

Main Floor



Mezzanine



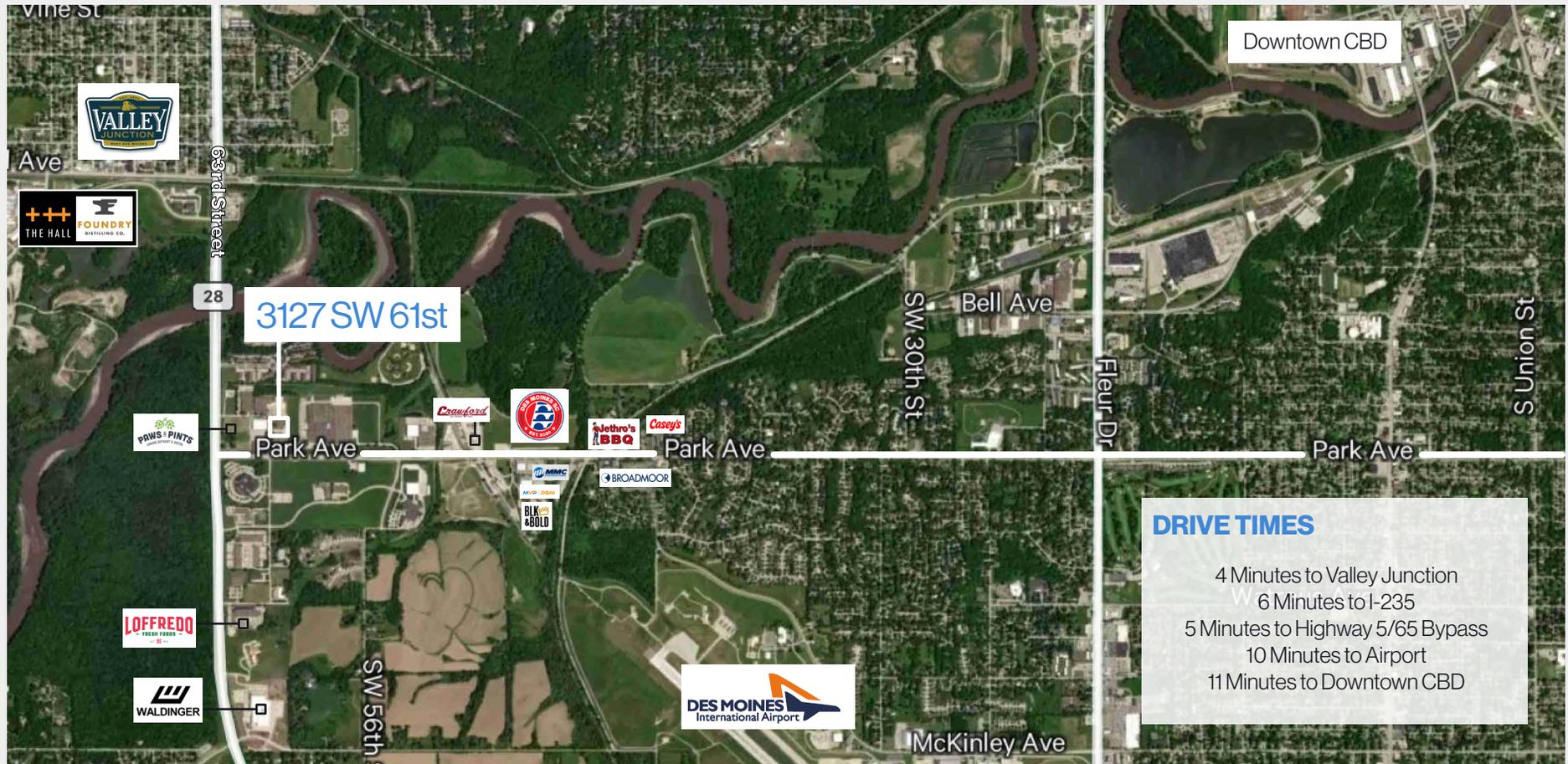
Property Photos



Interior Photos



Location



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