

INDUSTRIAL FOR LEASE

4141 DIXON STREET

4141 DIXON STREET DES MOINES, IA 50313



PROPERTY DESCRIPTION

Available: 60,000 SF
Lease Rate: \$3.85 per SF NNN

PROPERTY HIGHLIGHTS

- 10 Docks
- 22' clear height
- T-8 lighting
- +/- 6,000 SF office with 2nd floor mezzanine
- Tilt-up construction / TPO roof
- Food grade space

OFFERING SUMMARY

Lease Rate:	\$3.85 SF/yr (NNN)
Available SF:	60,000 SF
Building Size:	263,494 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,077	10,832	20,824
Total Population	2,760	28,165	53,082
Average HH Income	\$59,243	\$55,287	\$53,328



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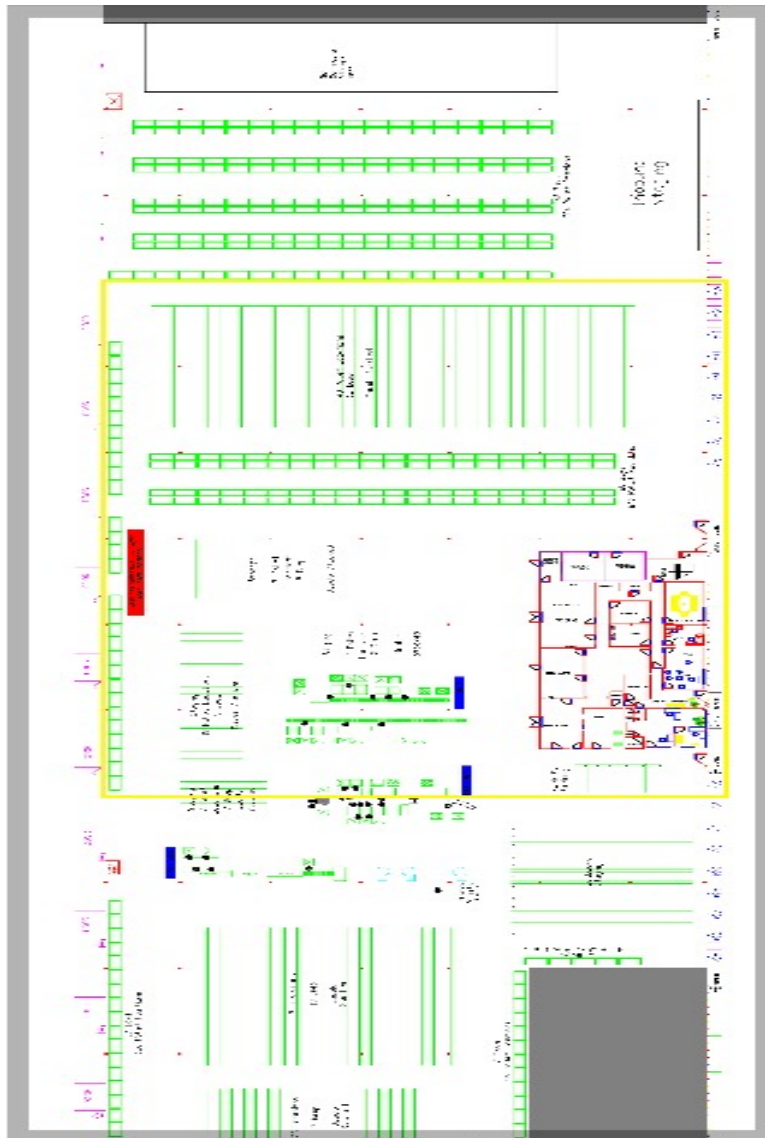
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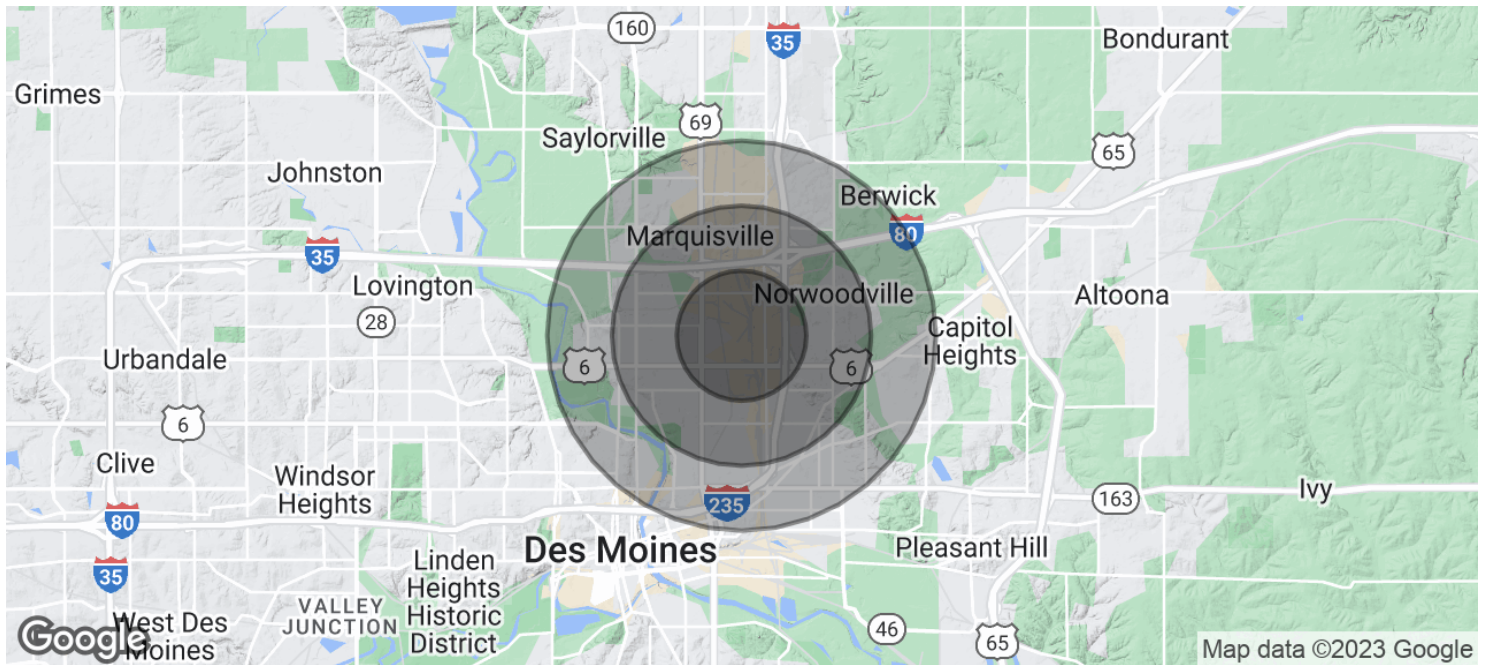
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POPULATION

1 MILE

2 MILES

3 MILES

Total Population	2,760	28,165	53,082
Average Age	40.0	37.7	36.0
Average Age (Male)	36.3	35.7	34.3
Average Age (Female)	44.2	39.4	37.7

HOUSEHOLDS & INCOME

1 MILE

2 MILES

3 MILES

Total Households	1,077	10,832	20,824
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$59,243	\$55,287	\$53,328



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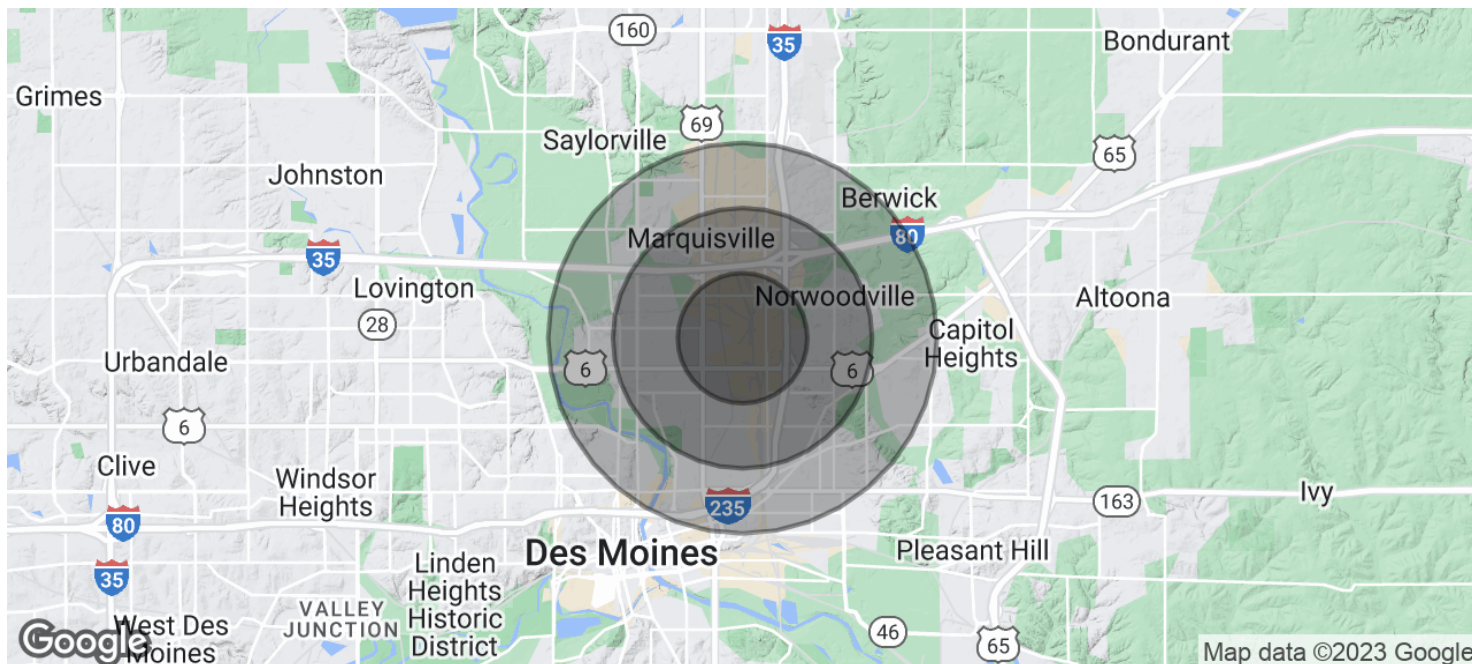
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Average House Value

\$380,452

\$181,971

\$173,398

* Demographic data derived from 2020 ACS - US Census



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