

INDUSTRIAL WAREHOUSE FOR LEASE

3850 Dixon St, Des Moines, IA 50313



PROPERTY DESCRIPTION

- Building Square Footage: 31,250 SF
- Outdoor Storage: 2.25 acres (fenced in)
- Ceiling Height: 24' side walls
- Four Overhead Doors: 14' x 16' drive-in doors
- ESFR Sprinkler System
- Warehouse Heat: Four 400K BTU heaters
- Power:
 - 1200 Amp, 120/208V service with 3-phase meter mains
 - Two 400 Amp panels
 - One 100 Amp house panel (for exterior lighting)
- Surface: Paved around the building, with asphalt millings in the storage yard
- Flexibility: Building size can be demised depending on tenant requirements and timeline
- Accessibility: 2 Minutes from I-235 Euclid Ave on/off ramps coming from both the north and south
- Lease Rate: \$12.50/SF NNN (includes the outdoor storage, excludes office buildout)
- Available: **Q1 2026**

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Licensed in IA

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