

28,798 SF
For Sale

Des Moines / Iowa

67 & 76
Washington Ave



CBRE

Executive Summary

67 & 76 Washington Avenue offers a versatile industrial opportunity in the heart of Des Moines, featuring approximately 28,798 SF of warehouse and office space with additional land for parking and outdoor storage. Well-suited for warehousing, distribution, manufacturing, contractor services, and fleet operations, the property provides a functional layout with warehouse and office components, loading access, and operational flexibility. Located within Des Moines' established industrial corridor, the site offers convenient access to major transportation routes and the greater metro area, making it an ideal solution for businesses seeking efficient logistics, workforce accessibility, and industrial functionality.



Property Overview

Warehouse SF	26,119 SF
Office SF	2,679 SF
Additional Lot SF	14,625 SF
Sale Price	\$1,800,000
Per SF	\$62.50/ SF (warehouse only)

Property Features

Office (2,679 SF)	• 3 Offices • Breakroom • Storage/Utility room • Restrooms
Warehouse (26,119 SF)	• 3 Dock Doors (8' x 8') • 1 Drive-in door (14' x 14') • 13'4" Clear height • 39'6" Column Spacing • Steel Frame

Property Improvements

Roof Replacement:
2018 replacement of the west third
2024 replacement of the balance of the roof



Property Photos



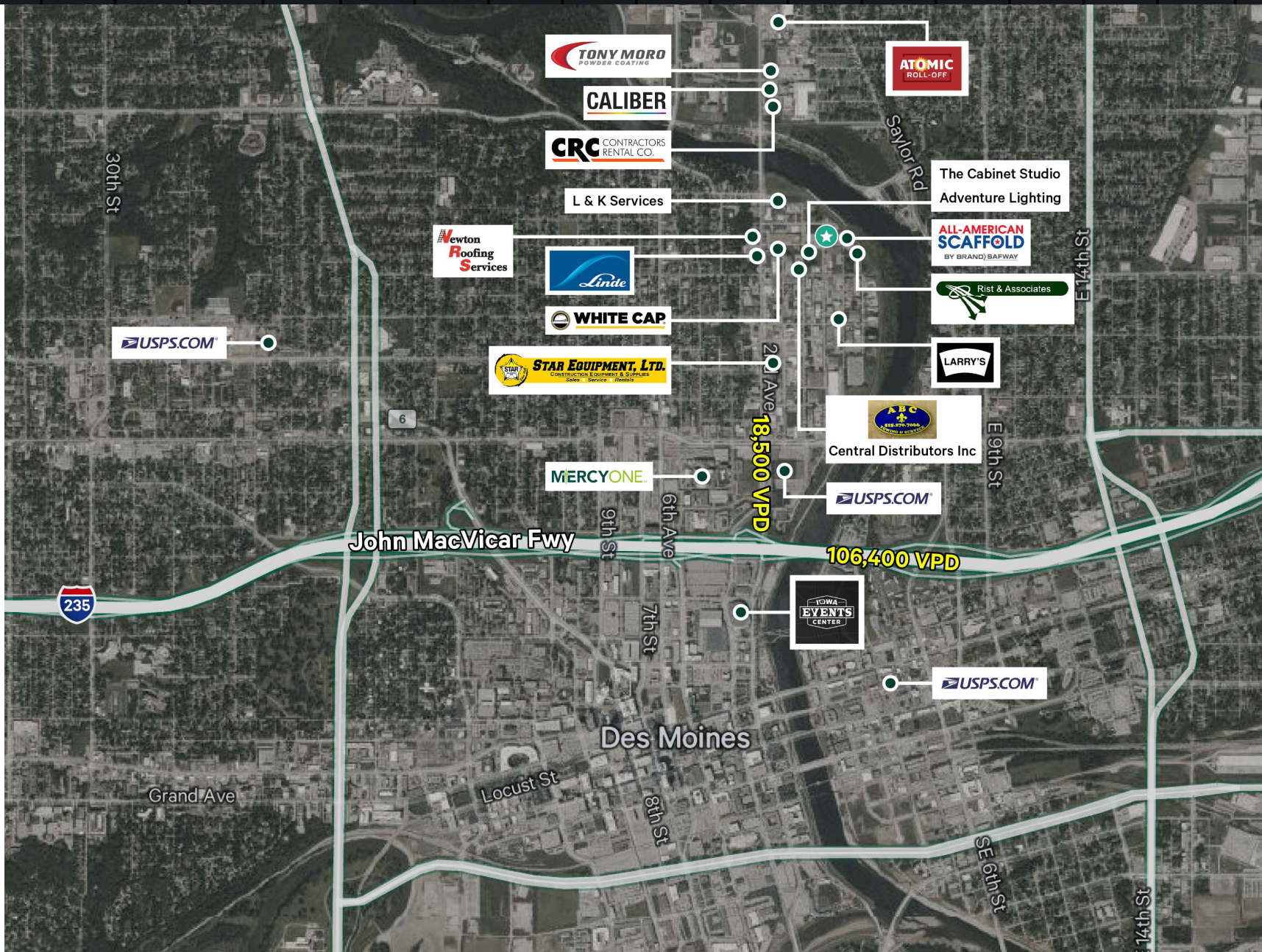
Sale Comparisons



	Address	Year Built/Renovated	Type	Size (SF)	Distance (Mi.)	Sale Date	Sale price	Price/SF	% Leased	Submarket
1	107 12th St	1949	Industrial	17,690	2.00	Jun 2026	\$1,200,000	\$67.83	Vacant/owner user	CBD
2	3801 Delaware Ave	1980	Industrial	28,000	2.31	Feb 2026	\$2,750,000	\$98.21	Vacant/owner user	Northeast
3	1537 E Euclid Ave	1980	Industrial	19,680	1.61	Feb 2026	\$1,250,000	\$63.52	Vacant/owner user	Northeast
4	1100 Cherry St	1904	Industrial	16,723	2.02	Aug 2025	\$1,312,000	\$78.45	Vacant/owner user	CBD
5	2319 Bell Ave	1967	Industrial	15,605	3.64	Jul 2025	\$1,200,000	\$76.90	Vacant/owner user	South



Aerial





67 & 76

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