

FOR LEASE

# 5481 NORTHEAST 22ND STREET

5481 NORTHEAST 22ND STREET DES MOINES, IA 50313



- OUTDOOR STORAGE AVAILABLE
- HEAVY INDUSTRIAL ZONING - POLK COUNTY
- CLEAR SPAN BUILDING
- QUICK ACCESS TO I-80/I-35
- 14 X 12 DRIVE IN DOORS
- 1 FLOOR DRAIN PER BAY
- 200 AMP SINGLE PHASE POWER PER BAY
- SHARED OUTDOOR DOCK
- LOW OPERATING EXPENSES

## OFFERING SUMMARY

Lease Rate:	\$13 SF/yr (NNN)
Available SF:	5,000 - 20,000 SF
Building Size:	20,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	28	119	533
Total Population	94	395	1,538
Average HH Income	\$62,947	\$63,210	\$76,182

# Ferguson

**ROY JENSEN**

515.803.2895

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**CRAIG CROSSLAND**

515.975.5191

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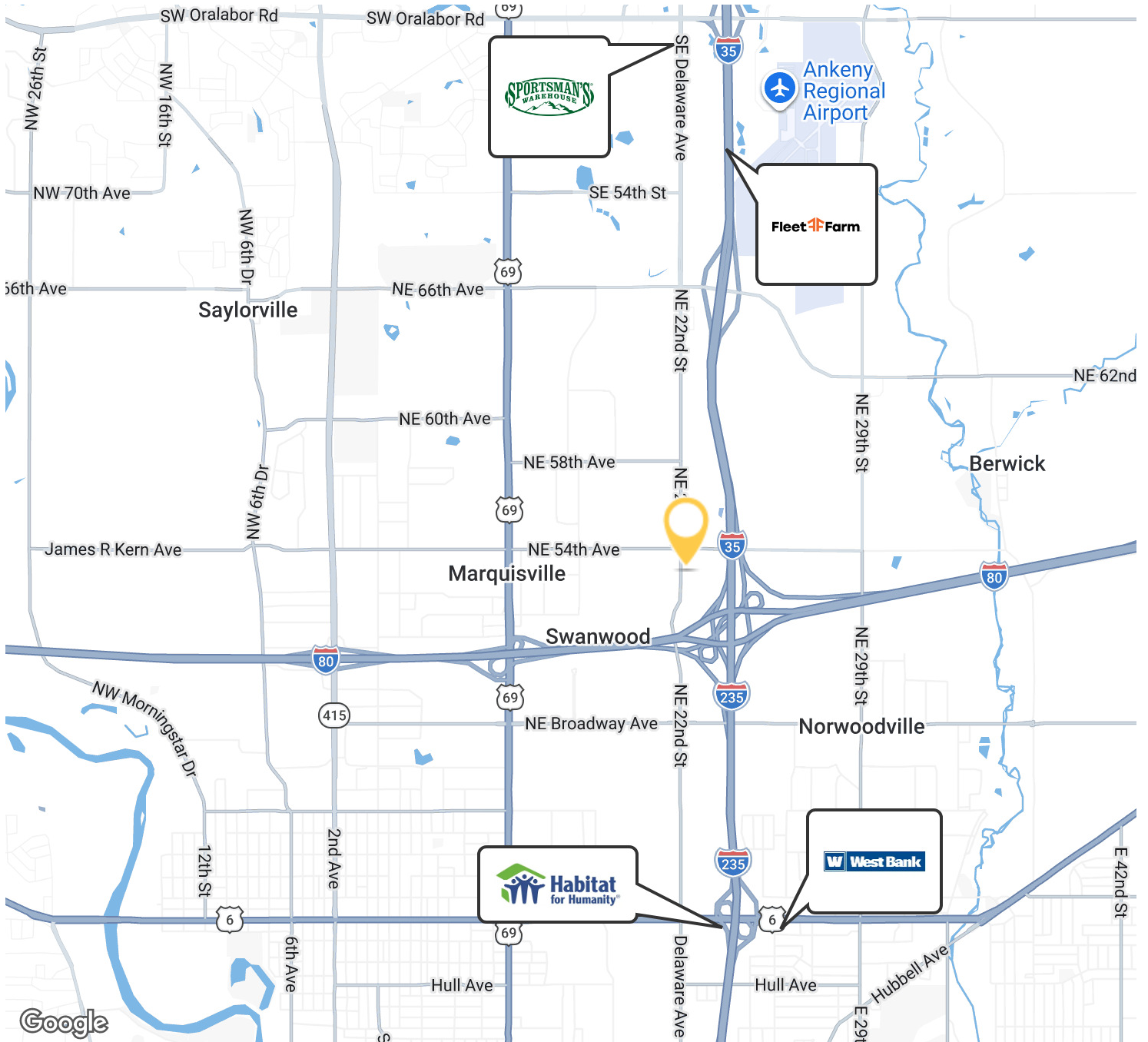
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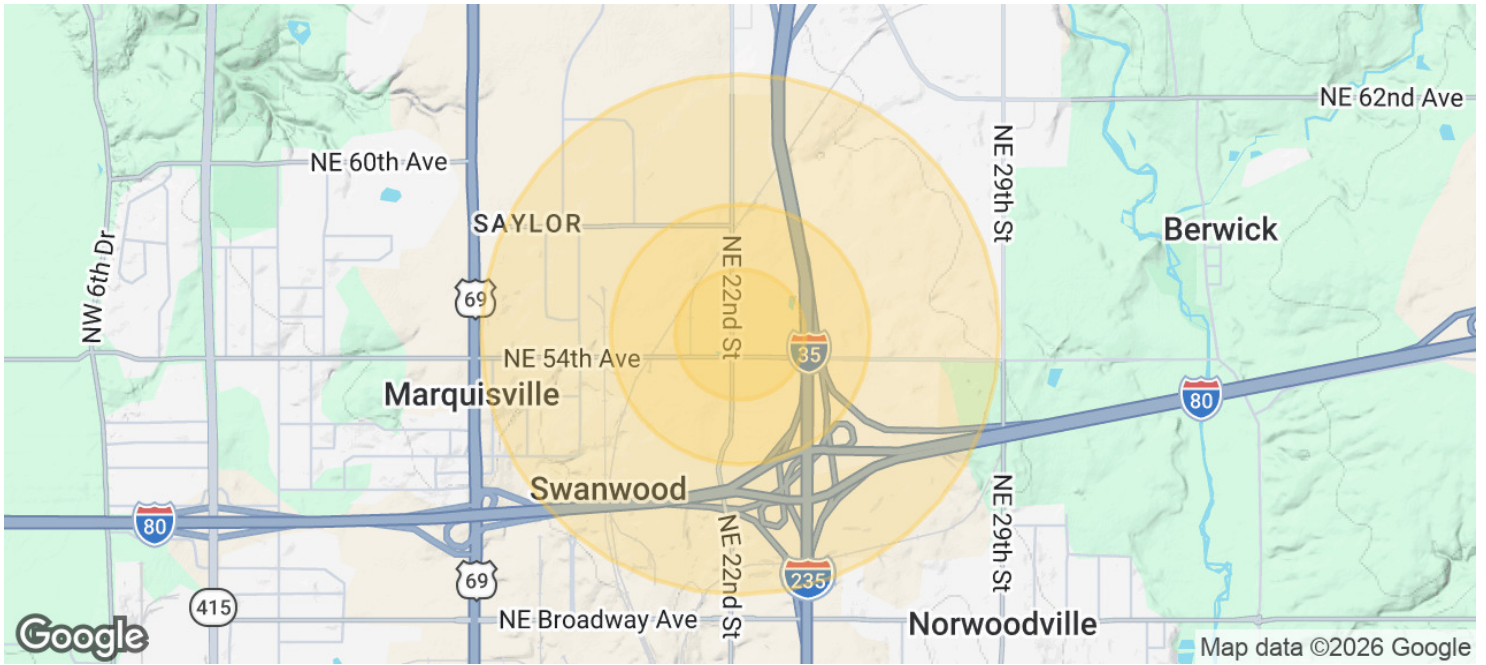
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	94	395	1,538
Average Age	40.0	39.9	41.8
Average Age (Male)	40.6	40.4	41.8
Average Age (Female)	36.8	36.7	39.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	28	119	533
# of Persons per HH	3.4	3.3	2.9
Average HH Income	\$62,947	\$63,210	\$76,182



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