



1700 E Aurora Ave
Des Moines, Iowa

 **JLL** SEE A BRIGHTER WAY

For lease

1700 E Aurora Ave
Des Moines, Iowa

Outdoor storage and
industrial space available for
lease in Des Moines

jll.com/des-moines

Property details

Land site	3.5 acres
Lease availability	+/- 5,750 RSF (office/warehouse)
Lease rate	\$4.50 psf NNN (Office/Warehouse) \$1.25 psf (Outdoor Storage)
Zoning	Manufacturing (Light), Office
Access	Interstate 80 < 1.5 miles Interstate 35 < 1.5 miles Interstate 35 < 1.5 miles
Regional proximity	Omaha 138 miles Kansas City 197 miles Chicago 343 miles



1.5 miles to I-80



1.5 miles to I-35



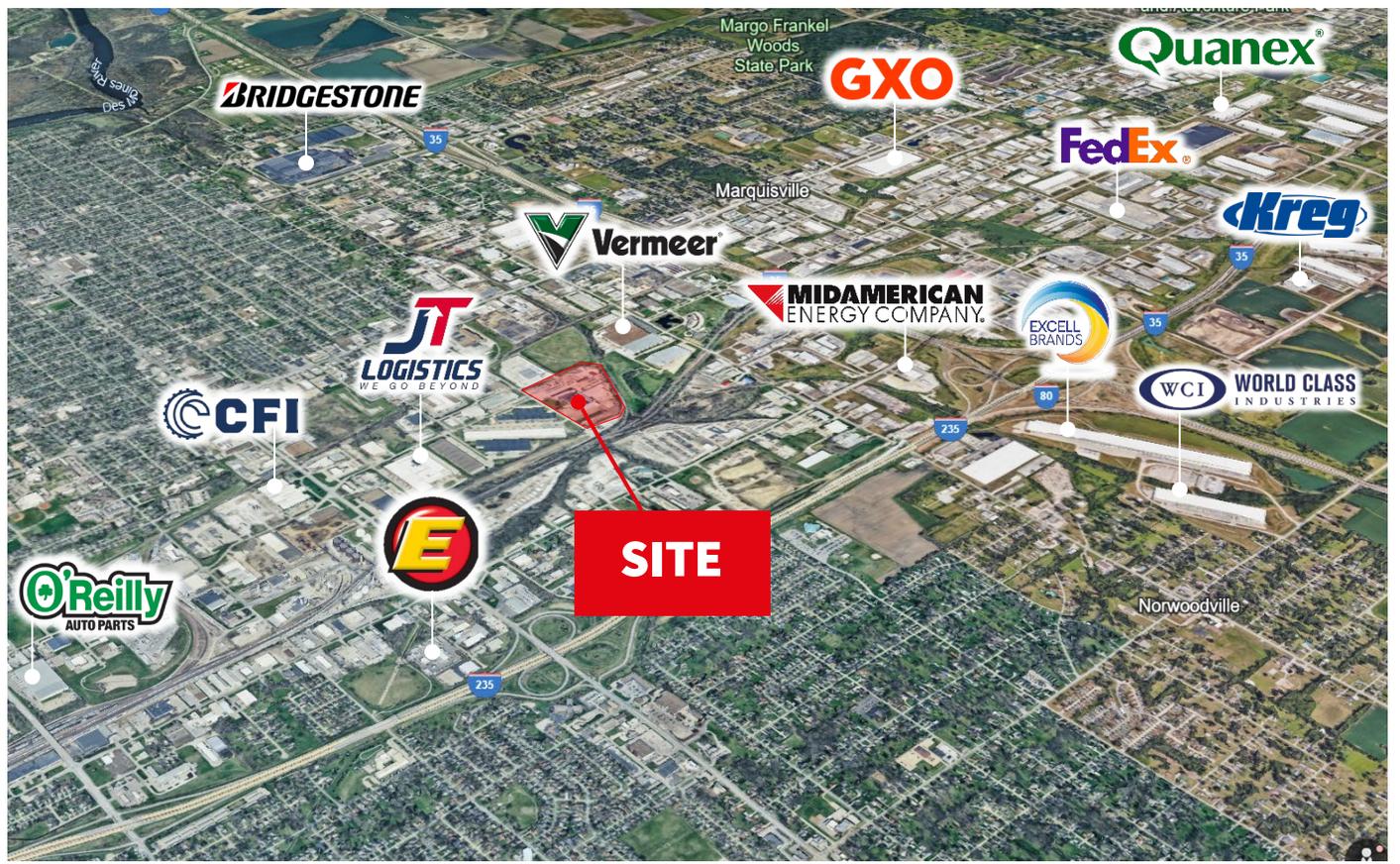
7.5 miles to Ankeny Regional Airport



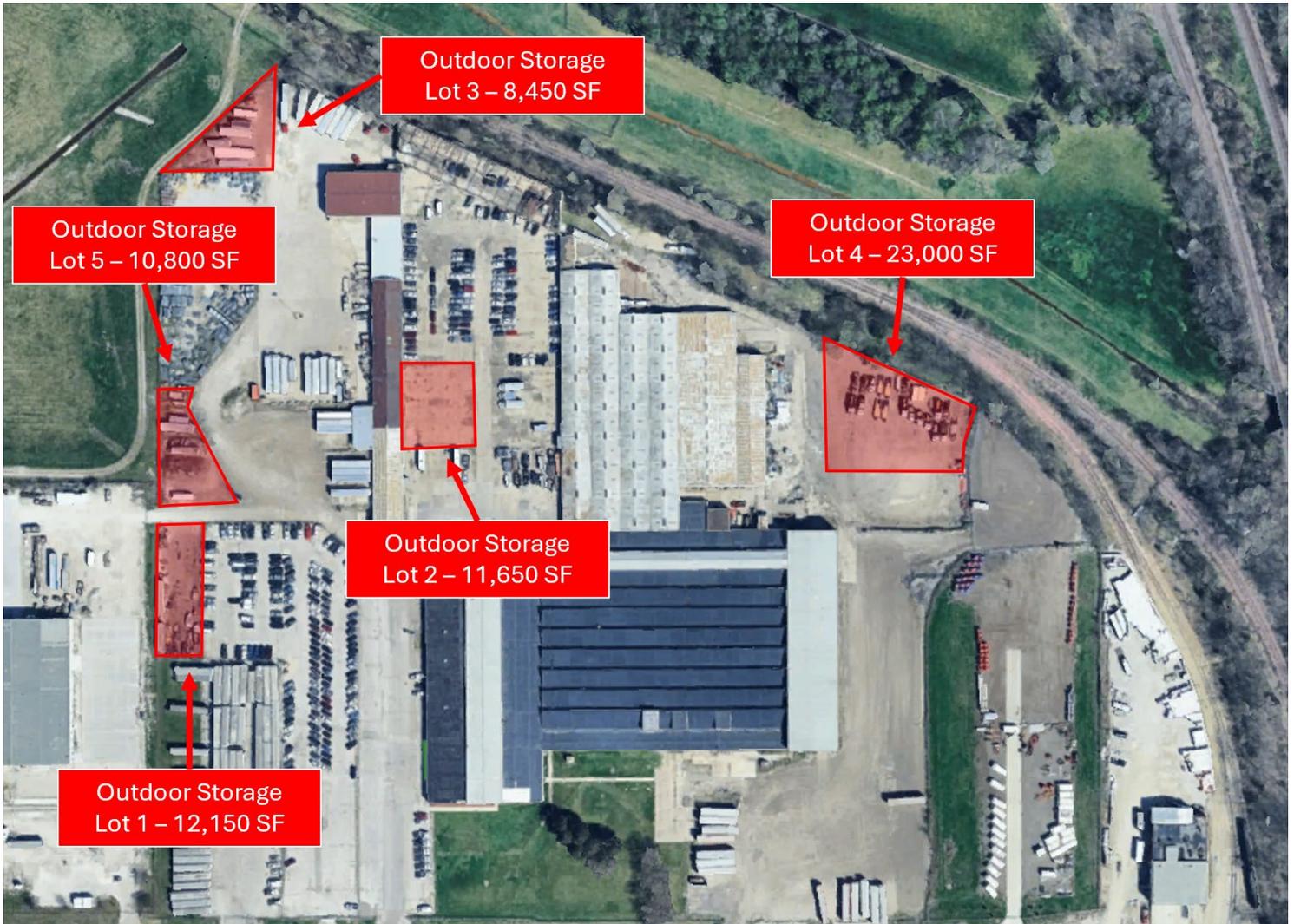
12 miles to Des Moines Int'l. Airport



7.5 miles to UPS facility



Outdoor Storage Availability



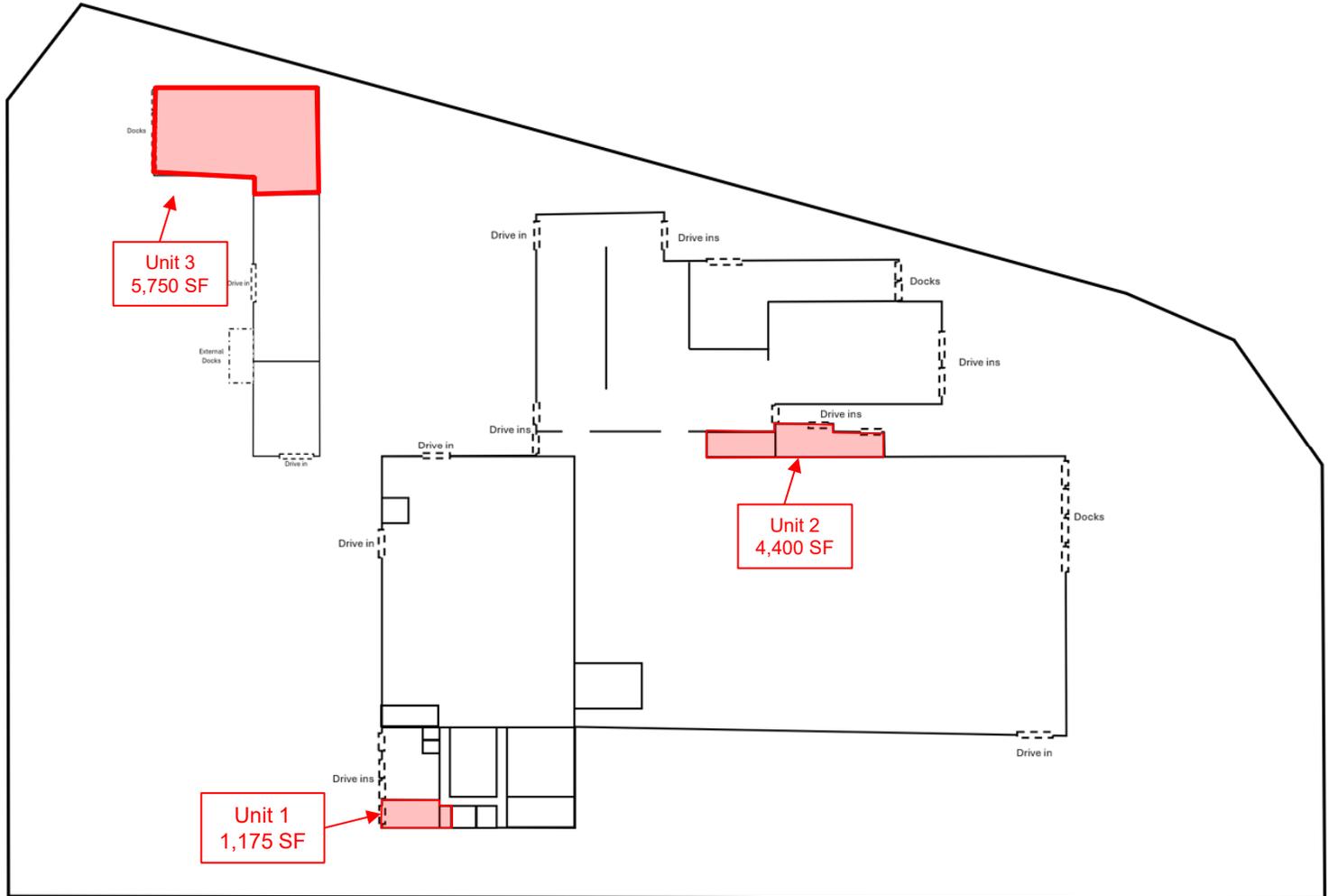
Pricing:

Lease rate: \$1.25 psf

- Site is lighted and temporary chain link fence can be installed (for additional cost)
- 24hr access/7 days a week
- Onsite property management & maintenance staff

Lot	Lot size	Lot type
Lot 1	12,150 sf	Asphalt Millings
Lot 2	11,650 sf	Asphalt Millings
Lot 3	8,450 sf	Asphalt Millings
Lot 4	23,000 sf	Asphalt Millings
Lot 5	10,800 sf	Asphalt Millings

Flex/Warehouse Availability



Pricing:

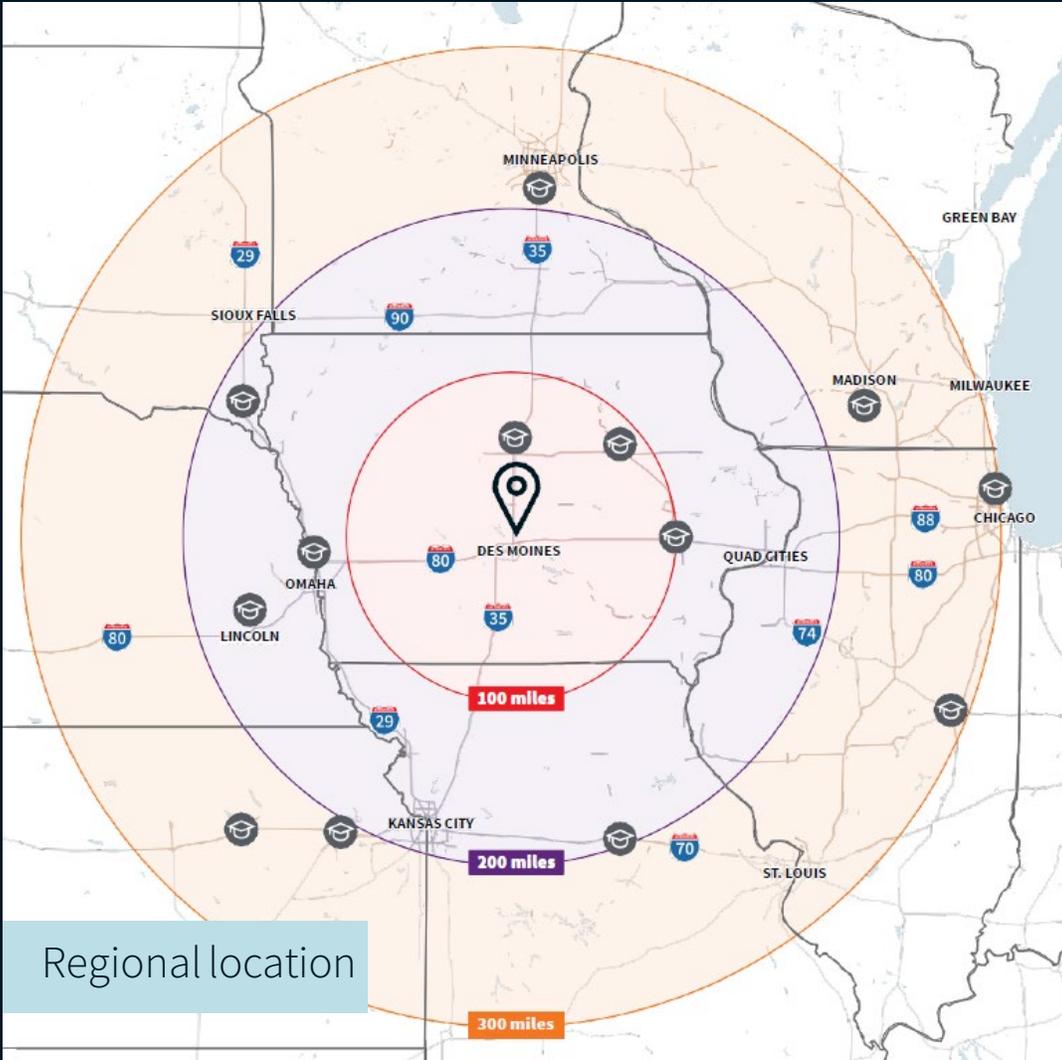
Lease rate: \$4.50 psf NNN

- Operating Expenses: Est. \$1.50 psf
- 24hr access/7 days a week
- Onsite property management & maintenance staff
- Outdoor Storage Available

Unit	Square Footage	Access
Unit 1	1,175	1 drive-in door and small office
Unit 2	4,400	2 Drive-in Doors
Unit 3	5,750	4 dock doors

For lease

1700 E Aurora Ave | Des Moines, Iowa 50313



Drive times to nearby cities



Omaha Nebraska	2 Hours
Minneapolis Minnesota	3.5 Hours
Kansas City Missouri	3 Hours
Chicago Illinois	5 Hours
St. Louis Missouri	5.5 Hours
Indianapolis Indiana	7 Hours

Call broker for more information

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