

6263 NE Industry Dr, Des Moines, IA 50313

Albaugh Industrial Park

Space For Direct Lease



Commercial Real Estate Broker and Consultant

515-964-9411 (p) 515-249-5492 (m)

[alphaone@netins.net](mailto:alphaone@netins.net)

<http://alphaoneonline.com/>

**Available Space**

Total Showroom: 10,200 SF Clear Span Space

Proposed 10,200 SF \$7.50 NNN SF/Yr

Existing Building Built in 2014 Multi Tenancy Class B Metal Construction

One Drive-In door 14 Ft x 14 Ft Power 3p

Open showroom, heating and air-conditioning.

Excellent LED lighting, no columns, 120' wide floor.

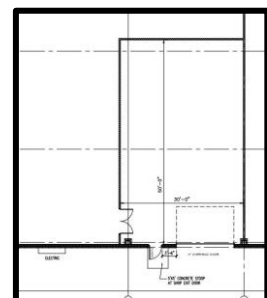
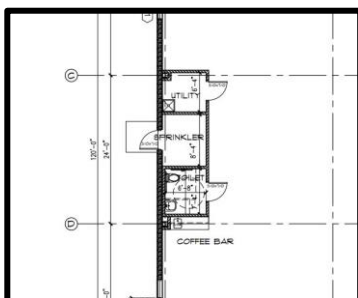
Small utility room, sprinkler room, and restroom. Coffee bar area.

Drive-in door leads into a 50' x 30' warehouse space.

Interstate 35 Exit 89 is 1.25 miles North East. Interstate 80-35 Exit 136 is 2 miles South West.

**Multi Tenancy Class B Metal Building with Wet Sprinklers, Light Industrial District.**

**Land Area 2.540 AC. Utilities include Gas, Heating, Sewer, Water, LED Lighting.**



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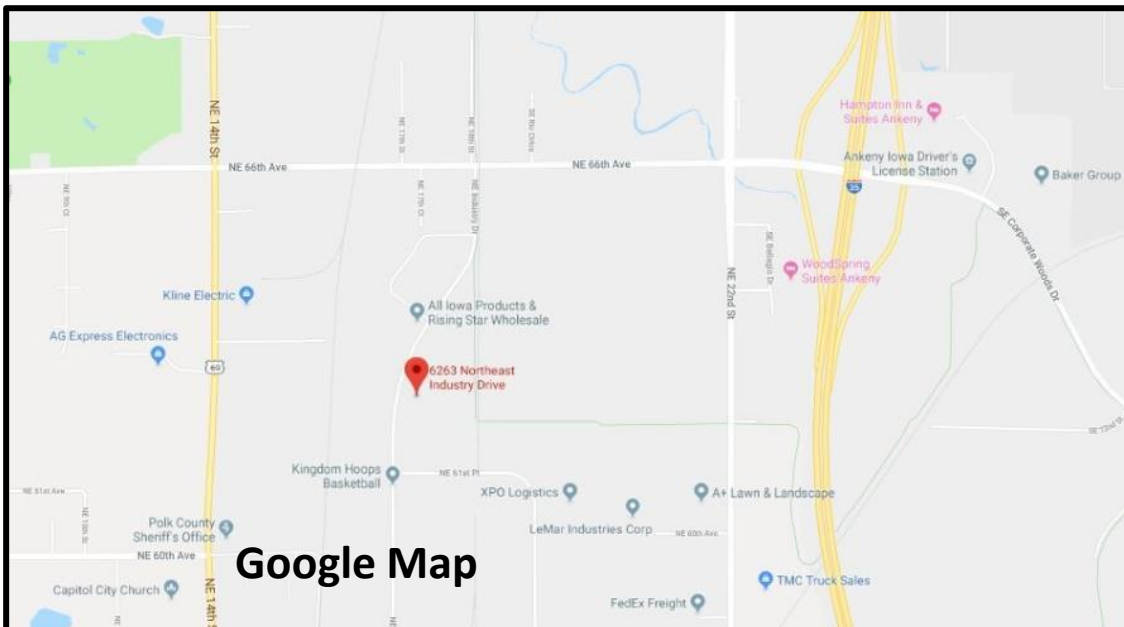
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**Warehouse Space**



**Showroom Space**



**Google Map**