

FOR LEASE

1800 HULL AVE

1800 HULL AVE DES MOINES, IA 50313



PROPERTY DESCRIPTION

Strategically positioned near I-235 in Des Moines, this 70,660 SF warehouse offers a rare combination of size, flexibility, and hands-on ownership. Up to 39,760 SF is available now, with the ability to demise the space to fit a wide range of tenant footprints, whether you need a compact space or the full block available. Drive-in and dock-high doors support distribution, logistics, and light industrial operations, making the building a strong fit for tenants across a variety of use cases.

PROPERTY HIGHLIGHTS

- Newly updated building
- Existing office build-out in place
- Flexible bay sizes to accommodate a range of tenant needs
- Direct access to I-235 for fast, efficient regional distribution
- Excellent, hands-on ownership

OFFERING SUMMARY

Lease Rate:	\$6 SF/yr (NNN)
Available SF:	8,016 - 39,760 SF
Lot Size:	232,234 SF
Building Size:	70,660 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	9	432	2,982
Total Population	30	1,454	8,338
Average HH Income	\$66,315	\$67,090	\$70,470



fergusoncres.com

NATHAN PETSCHKE

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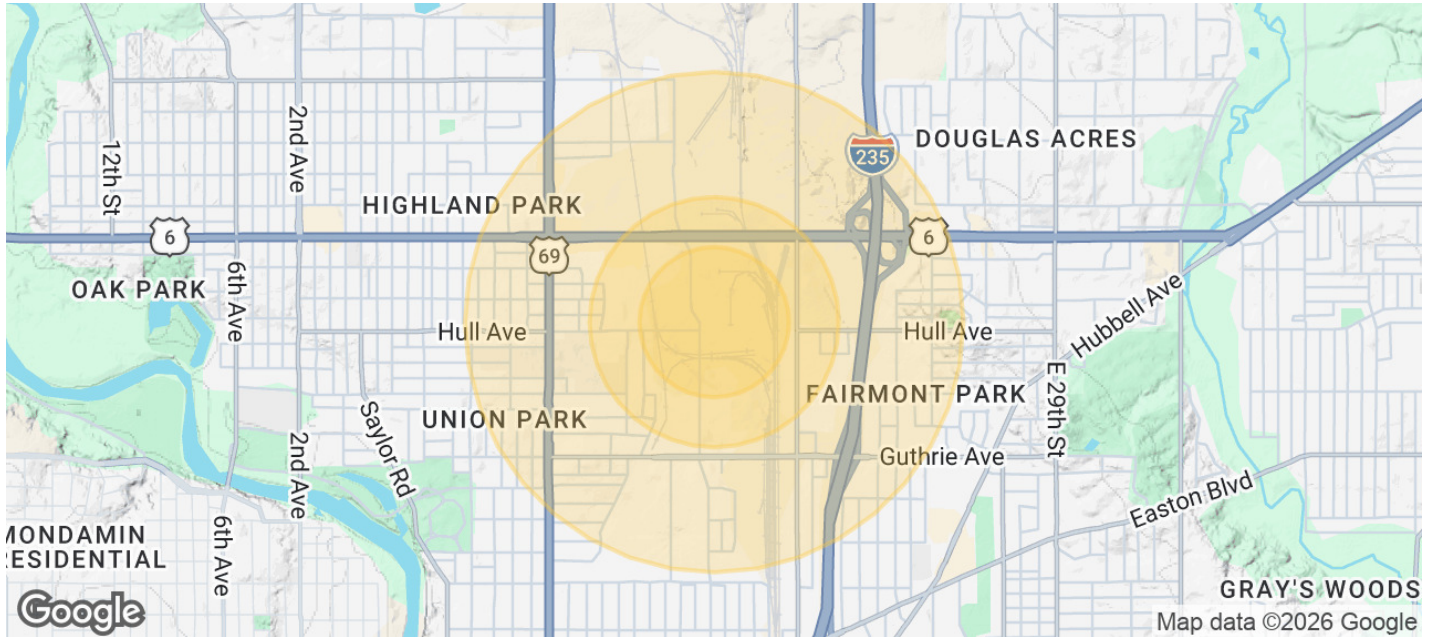
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	30	1,454	8,338
Average Age	37	38	39
Average Age (Male)	34	35	37
Average Age (Female)	38	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	9	432	2,982
# of Persons per HH	3.3	3.4	2.8
Average HH Income	\$66,315	\$67,090	\$70,470

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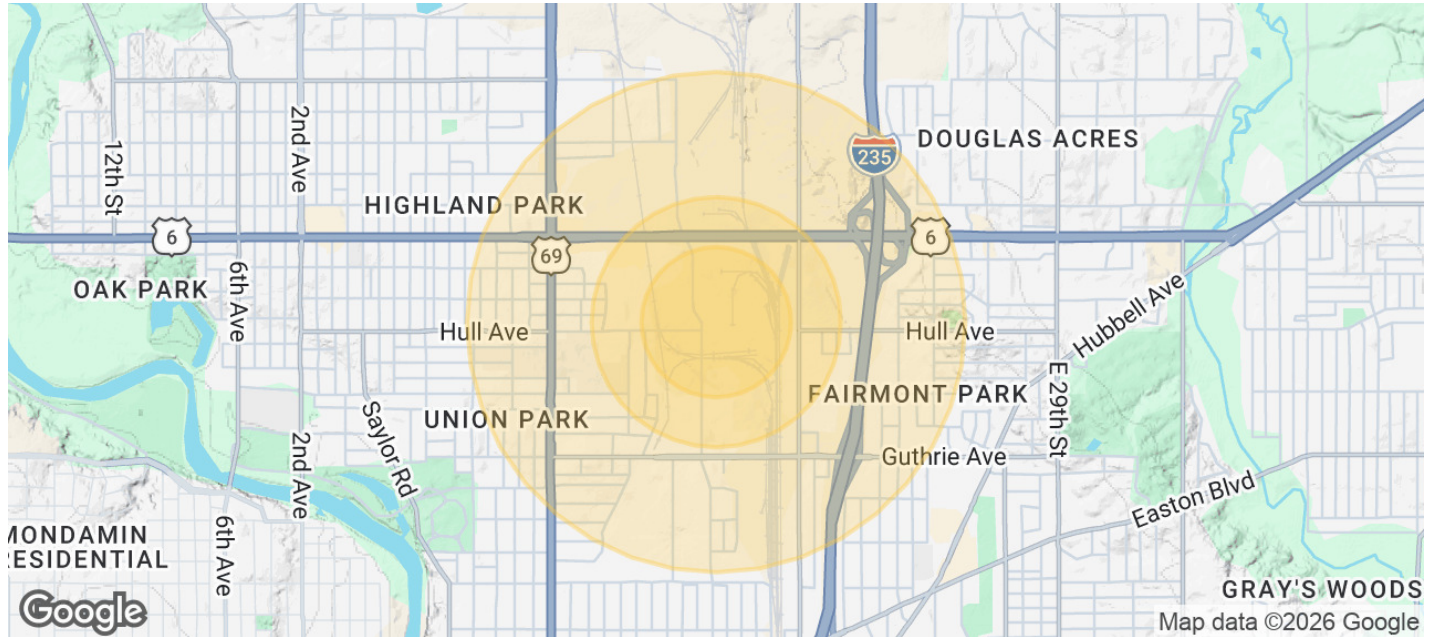
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Average House Value

\$163,230

\$160,267

\$164,100

2020 American Community Survey (ACS)

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