

# INDUSTRIAL FOR LEASE

1731 Guthrie, Des Moines, IA 50316



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	11,520 SF
<b>LEASE RATE:</b>	\$8.50 SF/yr (NNN)
<b>BUILDING SIZE:</b>	11,520 SF
<b>ZONING:</b>	I1 industrial

## PROPERTY OVERVIEW

Located at the corner of Guthrie and Dixon this property is 11,520 sf of warehouse and office. Minutes from downtown and Ankeny this property is less than a mile from the interstate.

## PROPERTY HIGHLIGHTS

- Stand alone building
- 1 Drive in door
- 2 dock doors
- Office
- Warehouse

**KW COMMERCIAL**  
4001 Westown Parkway  
West Des Moines, IA 50266

**MICK GROSSMAN**  
Managing Director  
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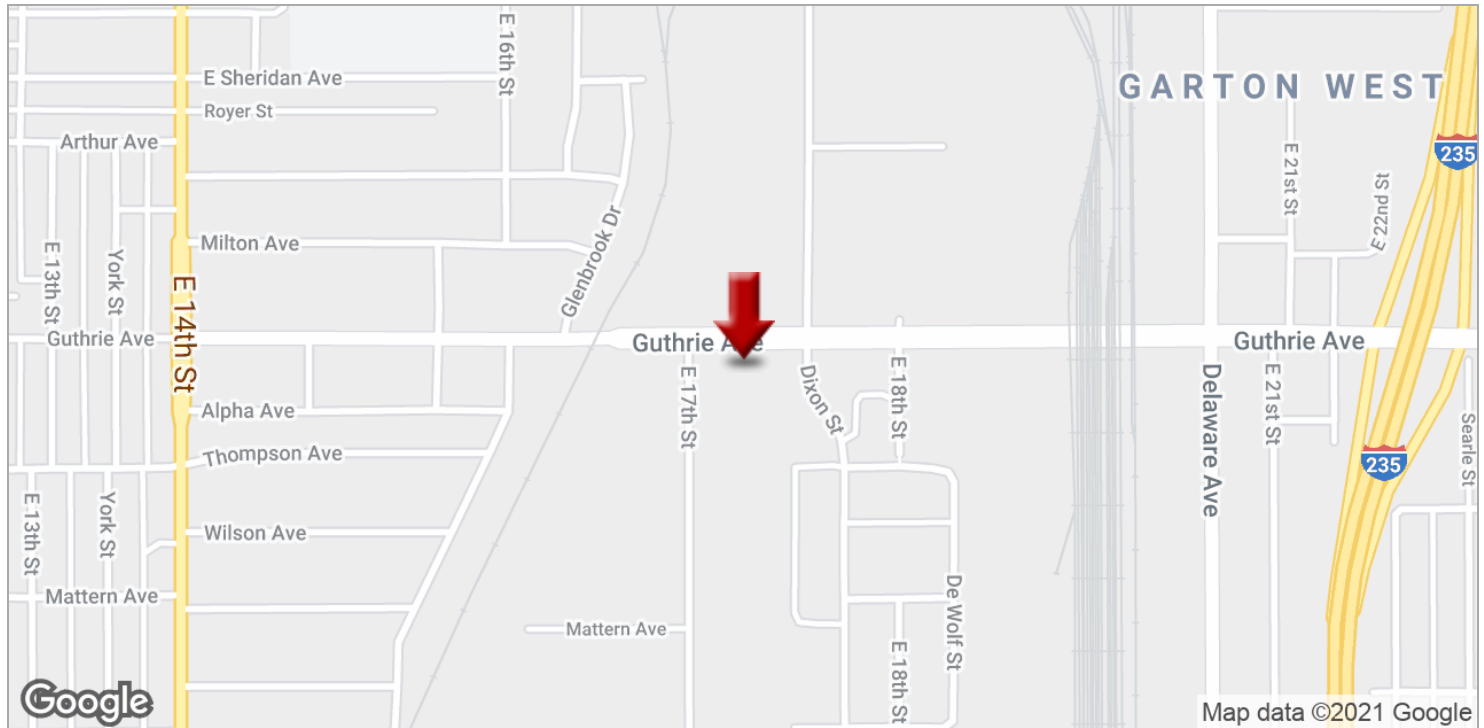
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