

## INDUSTRIAL FOR LEASE

# 4410 E. 50TH STREET

Des Moines, IA 50317



### PROPERTY DESCRIPTION

New for 2023 flex space is strategically located between Des Moines and Altoona with easy access to main highways. This space includes two (2) overhead doors, is completely open, and ready for your business. Zoned I1 Light Industrial.

### OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	15,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,208	15,342	33,025
Total Population	3,166	38,000	84,568
Average HH Income	\$57,657	\$73,074	\$69,330

### PROPERTY HIGHLIGHTS

- 15,000sf Flex warehouse
- 2 Drive Doors
- Ability for Dock Door
- 2.5 acres outdoor storage available for rent

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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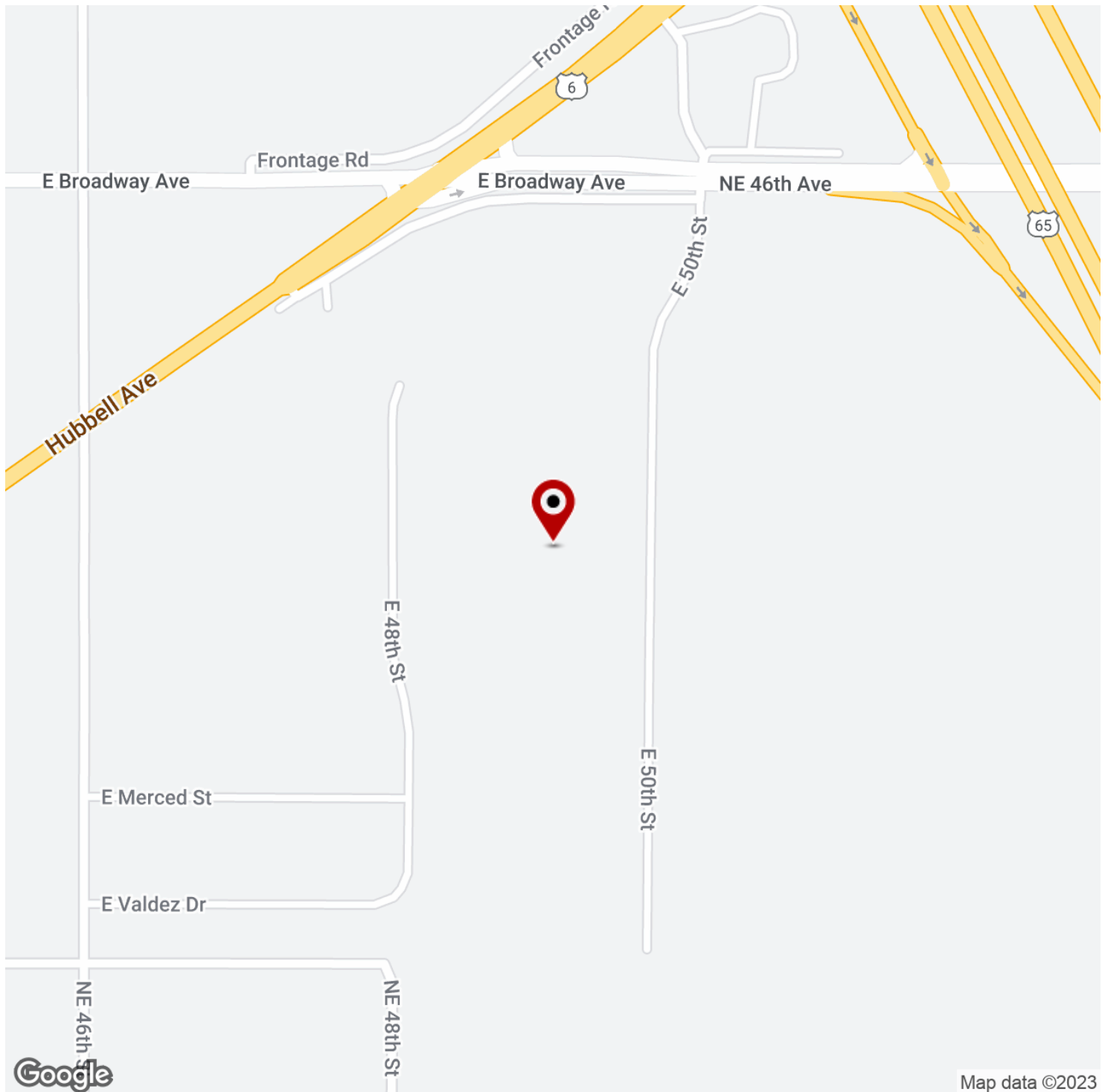
**KW COMMERCIAL**  
4001 Westown Parkway  
West Des Moines, IA 50266

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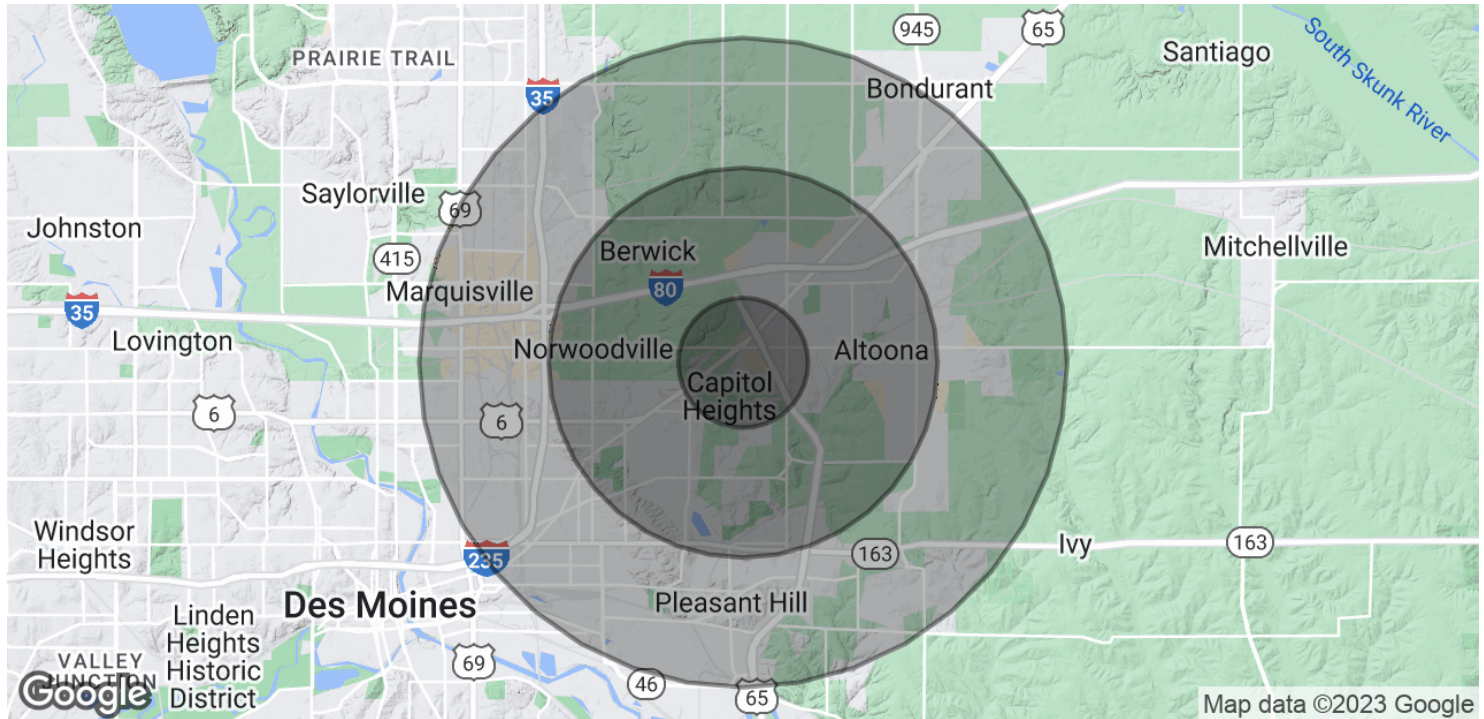
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,166	38,000	84,568
Average Age	37.7	37.8	36.9
Average Age (Male)	28.0	35.5	35.0
Average Age (Female)	40.9	39.4	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,208	15,342	33,025
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$57,657	\$73,074	\$69,330
Average House Value	\$132,592	\$172,643	\$158,606

\* Demographic data derived from 2020 ACS - US Census

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