

INDUSTRIAL FOR LEASE

1800 Dixon, Des Moines, IA 50316



PROPERTY DESCRIPTION

Located 1 mile from the Guthrie Ave exit on I-235, this industrial building is in a great location to get anywhere in Des Moines or the surrounding suburbs.

PROPERTY HIGHLIGHTS

- Dock Doors
- Drive In Doors
- Office
- Breakroom
- Wet Sprinkler System

OFFERING SUMMARY

Lease Rate:	\$7.25 SF/yr (NNN)
Number of Units:	1
Available SF:	18,000 SF
Lot Size:	3.296 Acres
Building Size:	59,528 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,526	31,201	69,130
Total Population	9,417	72,842	160,313
Average HH Income	\$51,543	\$52,258	\$60,328

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.

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4001 Westown Parkway
West Des Moines, IA 50266

Each Office Independently Owned and Operated

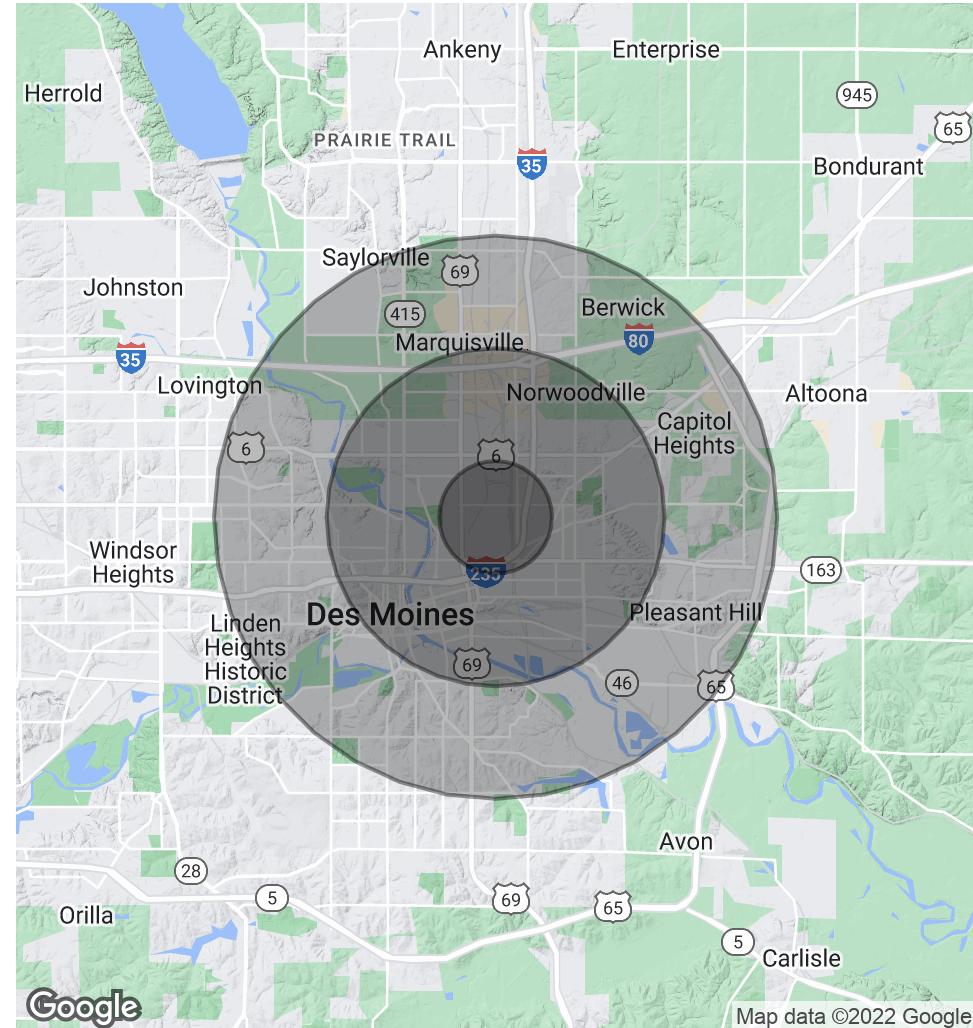
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,417	72,842	160,313
Average Age	33.8	34.6	35.1
Average Age (Male)	31.4	33.3	34.0
Average Age (Female)	36.9	36.2	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,526	31,201	69,130
# of Persons per HH	2.7	2.3	2.3
Average HH Income	\$51,543	\$52,258	\$60,328
Average House Value	\$176,020	\$162,689	\$184,656

* Demographic data derived from 2020 ACS - US Census



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