

INDUSTRIAL FOR LEASE

1408 NE 44TH STREET

Des Moines, IA 50317



PROPERTY DESCRIPTION

3,042 SF industrial warehouse space available in a convenient east Des Moines location. The open layout and drive-in overhead door provide an efficient setup for contractors, service companies, warehousing, distribution, light manufacturing, and storage. With quick access to I-80, I-235, and Downtown Des Moines, this property offers an ideal combination of functionality and accessibility for growing businesses.

PROPERTY HIGHLIGHTS

- 3,042 SF Available
- \$10.00/SF NNN
- Drive-in overhead door
- Open warehouse layout
- Private restroom
- Excellent access to I-80, I-235 & Downtown
- Ideal for contractors, service businesses, warehousing, distribution & storage

OFFERING SUMMARY

Lease Rate:	10.00 NNN
Available SF:	

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	220	938	4,019
Total Population	566	2,354	10,075
Average HH Income	\$85,759	\$81,025	\$79,624

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

Managing Director

O: 515.771.3299

mickg@kwcommercial.com

KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

Each Office Independently Owned and Operated