

INDUSTRIAL FOR LEASE

SHOP AND OFFICE

1448 E Madison, Des Moines, IA 50313



PROPERTY DESCRIPTION

Located off of NE 14th, this property offers private offices with reception area and a kitchenette. Warehouse with a drive in door and outdoor storage!

PROPERTY HIGHLIGHTS

- 1,440sf of Office
- 2,800sf Shop
- Drive In Door
- Fence in Outdoor Storage

OFFERING SUMMARY

| | |
|----------------|----------------------------|
| Lease Rate: | \$5,000.00 per month (NNN) |
| Available SF: | 4,240 SF |
| Lot Size: | 0.482 Acres |
| Building Size: | 4,240 SF |

| DEMOGRAPHICS | 1 MILE | 2 MILES | 3 MILES |
|-------------------|----------|----------|----------|
| Total Households | 3,114 | 11,707 | 25,218 |
| Total Population | 8,561 | 30,817 | 64,305 |
| Average HH Income | \$49,674 | \$54,945 | \$52,445 |

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

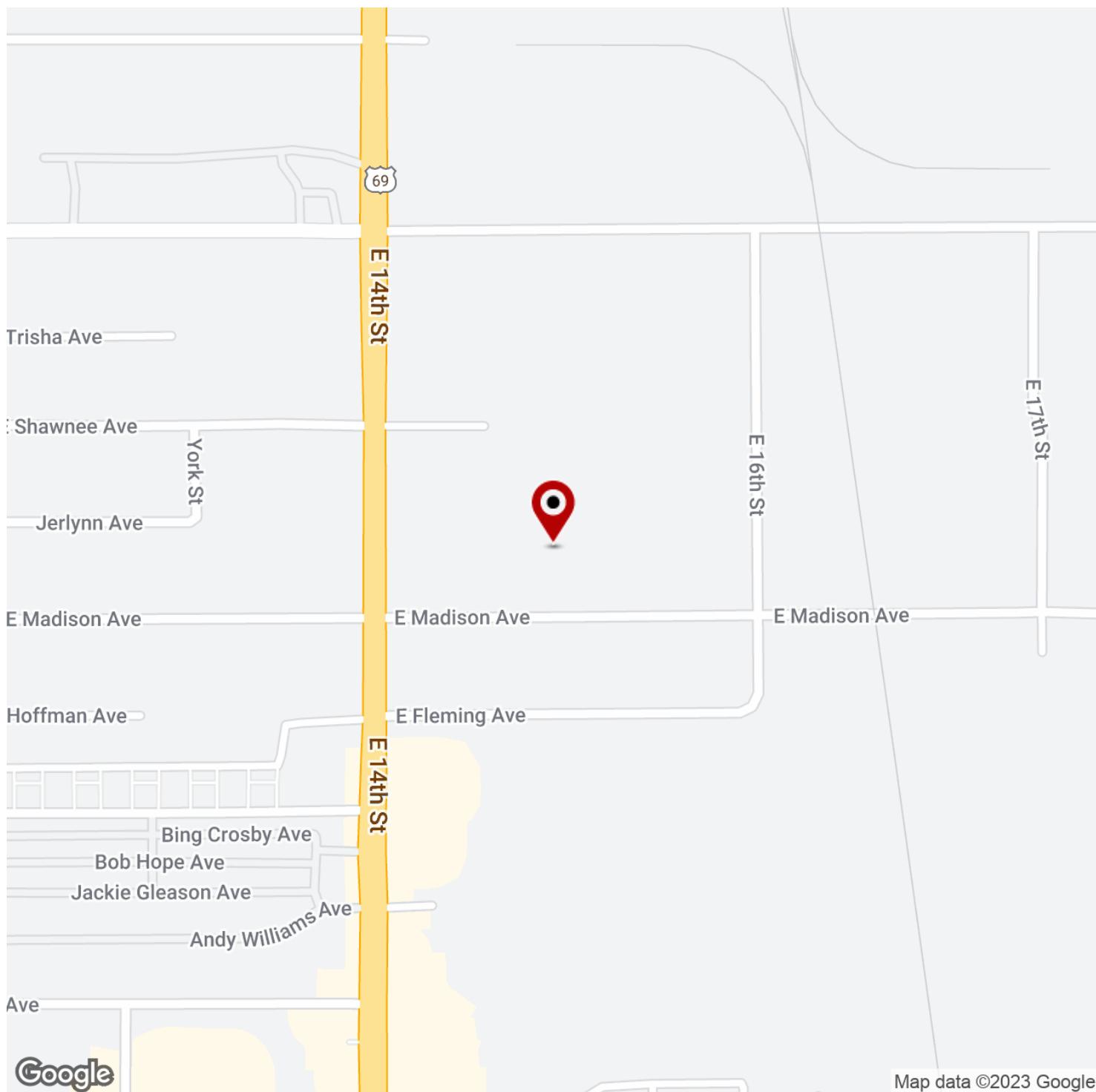
Managing Director
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mickg@kwcommercial.com

KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

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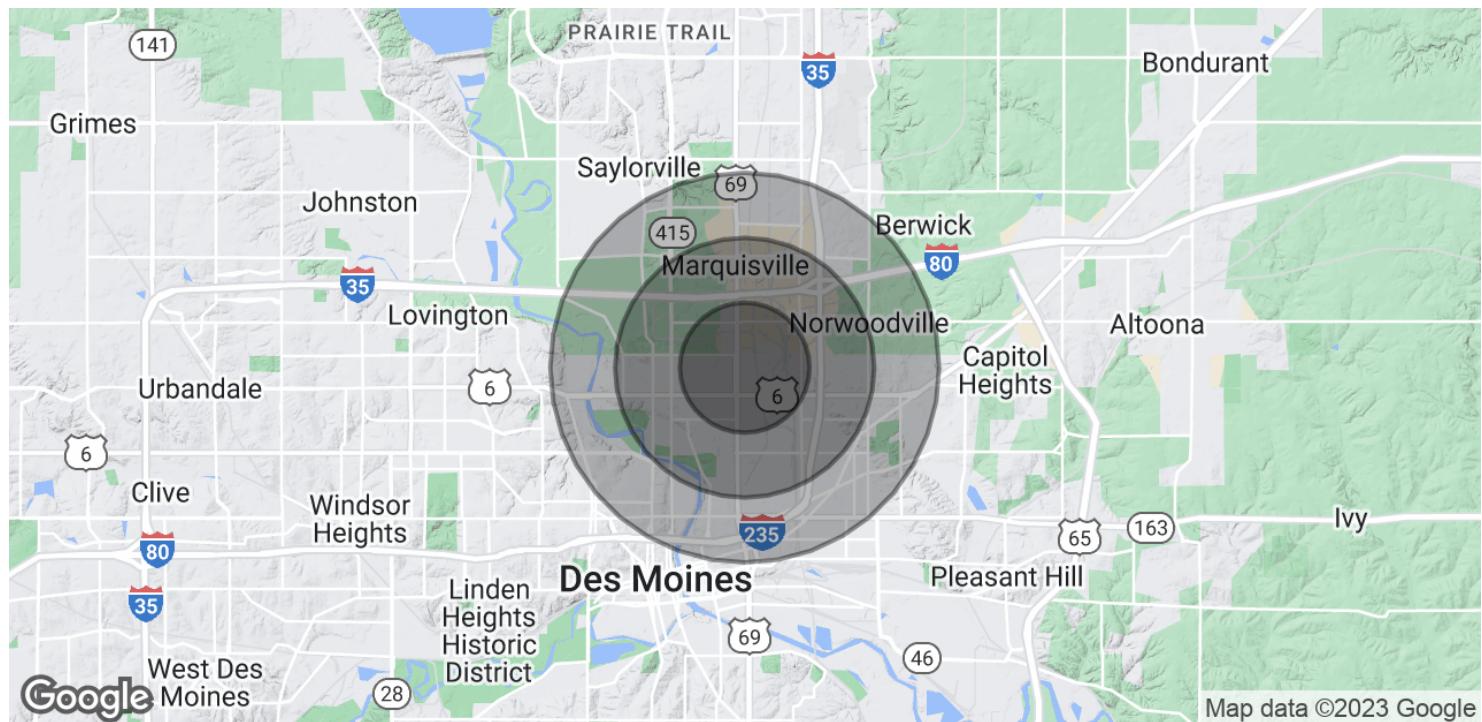
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Each Office Independently Owned and Operated

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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 8,561 | 30,817 | 64,305 |
| Average Age | 33.1 | 36.4 | 35.0 |
| Average Age (Male) | 31.1 | 34.9 | 33.6 |
| Average Age (Female) | 34.8 | 38.6 | 37.2 |

| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,114 | 11,707 | 25,218 |
| # of Persons per HH | 2.7 | 2.6 | 2.5 |
| Average HH Income | \$49,674 | \$54,945 | \$52,445 |
| Average House Value | \$113,876 | \$117,854 | \$114,292 |

* Demographic data derived from 2020 ACS - US Census

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