

1700

2ND AVENUE

DES MOINES, IA

For Sale
Warehouse

26,532 SF

Stabilized Income with
Recent Lease Extension

 **CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors



**ADDITIONAL
WAREHOUSE BUILDING**

MAIN BUILDING

// **PROPERTY DETAILS**

Sale Price: \$1,600,000

Building Size: 26,532 SF Total

Land Area: 2.065 AC

Year Built: 1962 - 1981

Zoning: I1 - Industrial District

Clear Height: 16' - 23'

Tenant recently extended lease through August 2027 at above-market rent

MAIN BUILDING

- 20,644 SF
- 6,300 SF of showroom/office
- 2 Dock doors (8' x 10' & 8' x 9')
- 6 Drive-in doors of varying sizes

ADDITIONAL WAREHOUSE BUILDING

- 5,888 SF
- 5 Interior dock doors
- Restroom & small office

// **1700 2ND AVE**
Des Moines, IA 50314

// GALLERY



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// SITE PLAN

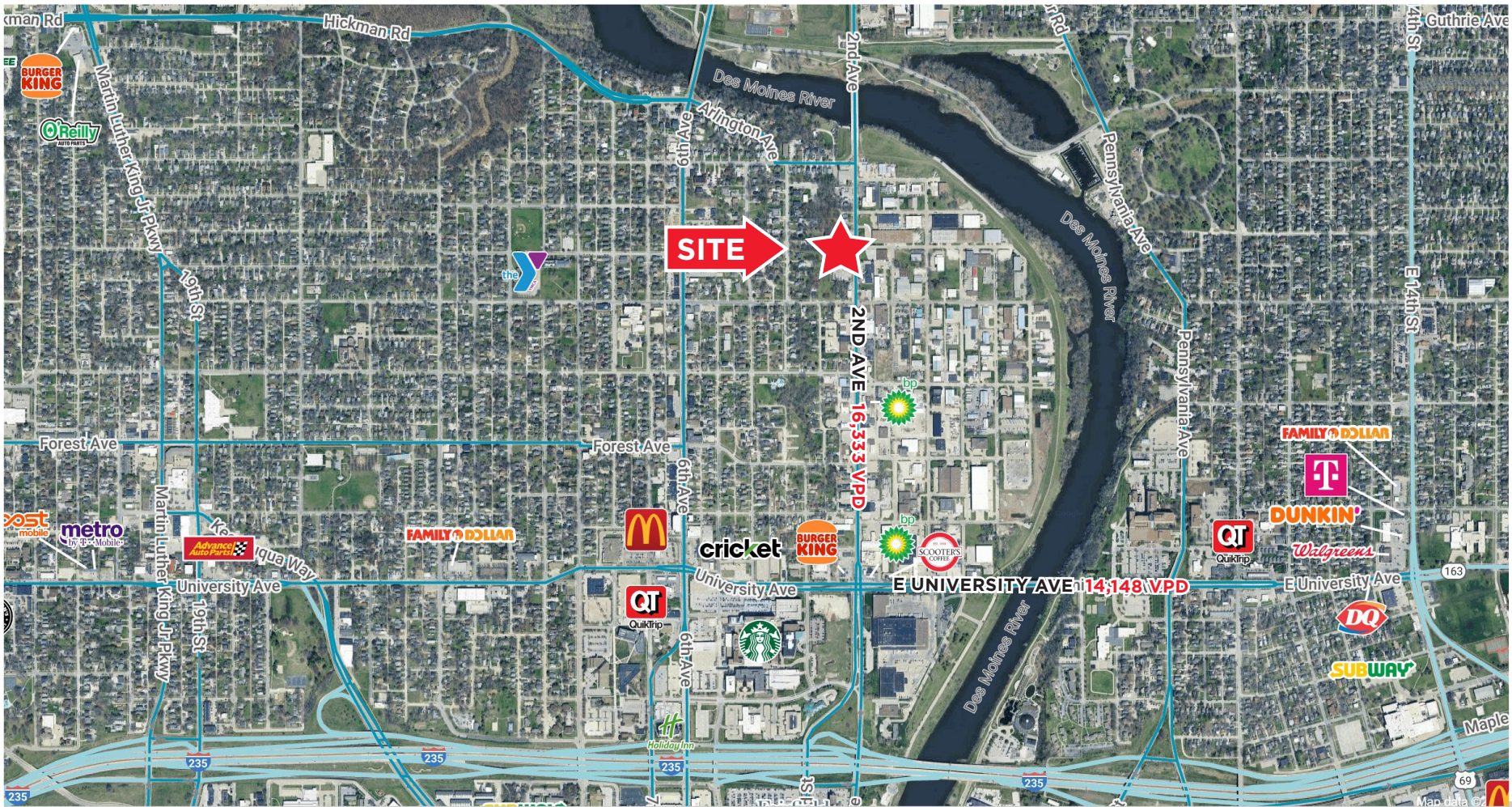


// ADDITIONAL LAND

Additional Land available for purchase. Price negotiable.
0.44 AC



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DEMOGRAPHICS



487,913

Population

Within 10 Mile Radius



\$109,717

Median Household Income

Within 10 Mile Radius

	1 Mile	3 Mile	5 Mile	10 Mile
Population	13,082	99,624	206,403	487,913
AVG. HH Income	\$61,754	\$76,610	\$87,798	\$109,717
Households	2,427	19,016	45,373	114,681

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