

FOR LEASE

2244 NORTHEAST 54TH AVENUE

2244 NORTHEAST 54TH AVENUE DES MOINES, IA 50313



PROPERTY DESCRIPTION

This 5,000 SF industrial space in Polk County is zoned heavy industrial use and features a clear-span layout ideal for a wide range of operations. The property offers 16' sidewalls, 25' center clearance, outdoor storage, 14' x 12' drive-in doors, floor drains in each bay, and 200 amp single-phase power in each bay. Tenants benefit from a shared outdoor dock, low operating expenses, and convenient access to I-80 and I-35.

OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (NNN)
Available SF:	5,000 SF
Building Size:	15,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	23	113	540
Total Population	75	373	1,542
Average HH Income	\$63,804	\$63,590	\$75,566

Ferguson

fergusoncres.com

ROY JENSEN

515.803.2895

roy@fergusoncres.com

CRAIG CROSSLAND

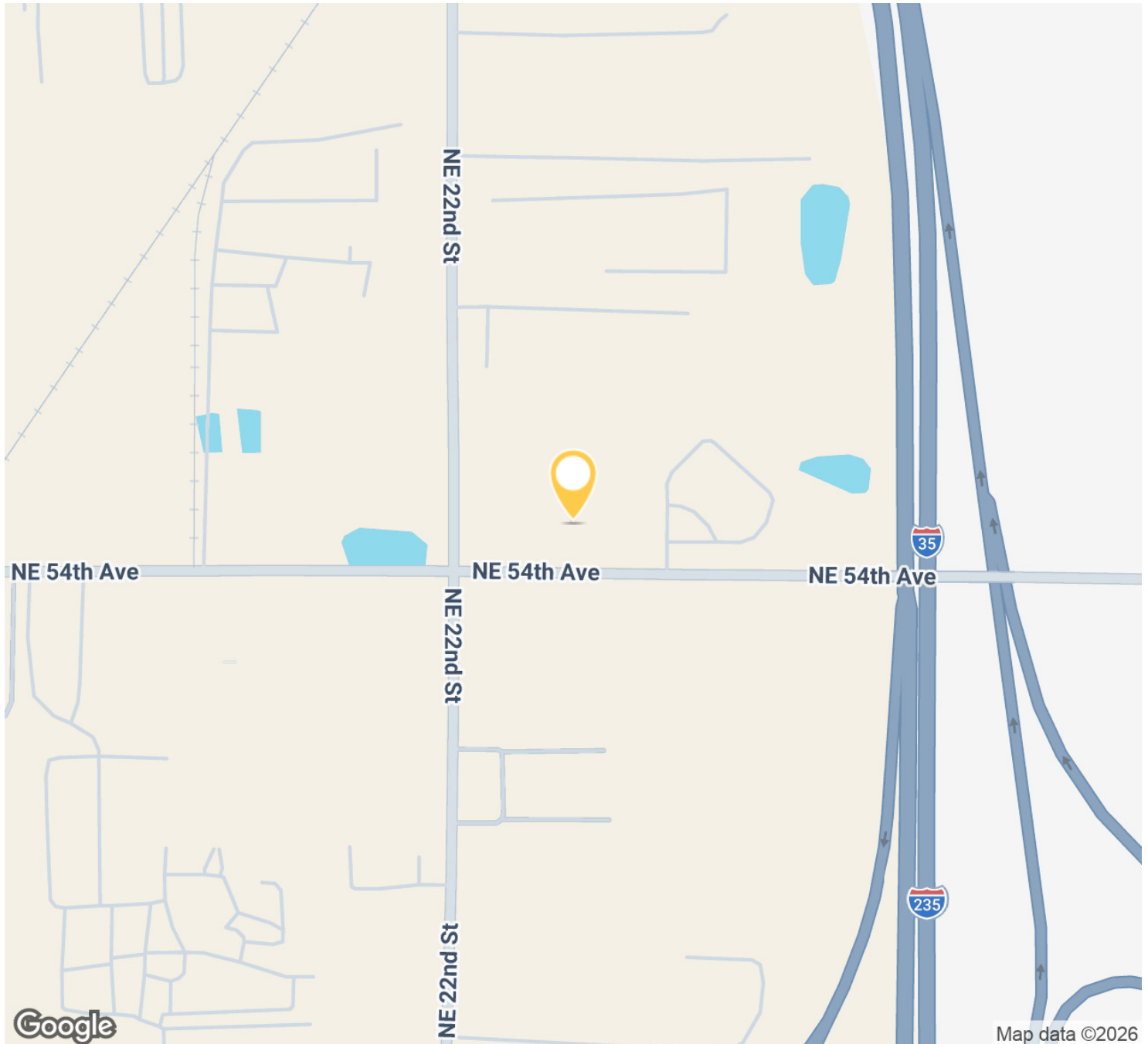
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	75	373	1,542
Average Age	40.2	39.8	41.8
Average Age (Male)	41.0	40.3	41.6
Average Age (Female)	37.0	36.8	39.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	23	113	540
# of Persons per HH	3.3	3.3	2.9
Average HH Income	\$63,804	\$63,590	\$75,566



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Average House Value			
	\$170,628	\$184,733	\$197,044

2023 American Community Survey (ACS)



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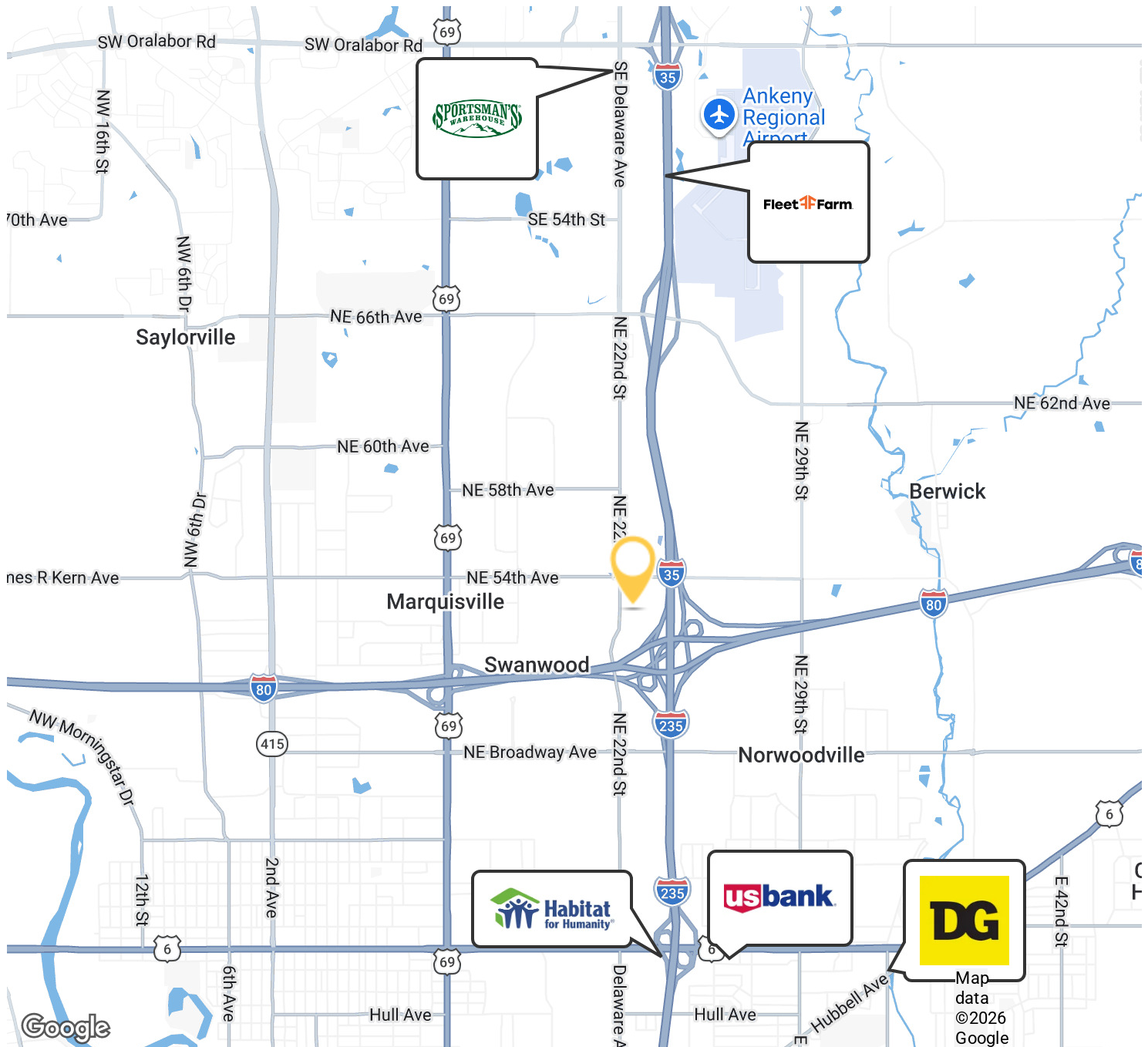
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