



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors



FOR LEASE

TURN-KEY FLEX SPACE

**5421 NW BEAVER DR
JOHNSTON, IOWA 50131**

ALEC WILCOX, CCIM
Senior Vice President
+1 515 210 9446
awilcox@iowaca.com

COREY SEDREL
Senior Associate
+1 515 979 1454
csedrel@iowaca.com

5421 NW BEAVER DR

JOHNSTON, IA

LEASE RATE: \$10.00 PSF NNN

Total Building Size:	37,200 SF
Land Size:	6.3 Acres
Year Built:	2019
Zoning:	M-2 Heavy Industrial

Property Features

- Turn-key flex space
- 18' clear height
- 1 - 14 x 14' drive-in door per bay
- Outside storage available at a negotiable rate

Availability

Suite 2	2,400 SF	\$10.00 PSF NNN
Suite 4	2,400 SF	\$10.00 PSF NNN
Suite 13-16	8,400 SF Min Divisible: 3,600 SF	\$10.00 PSF NNN



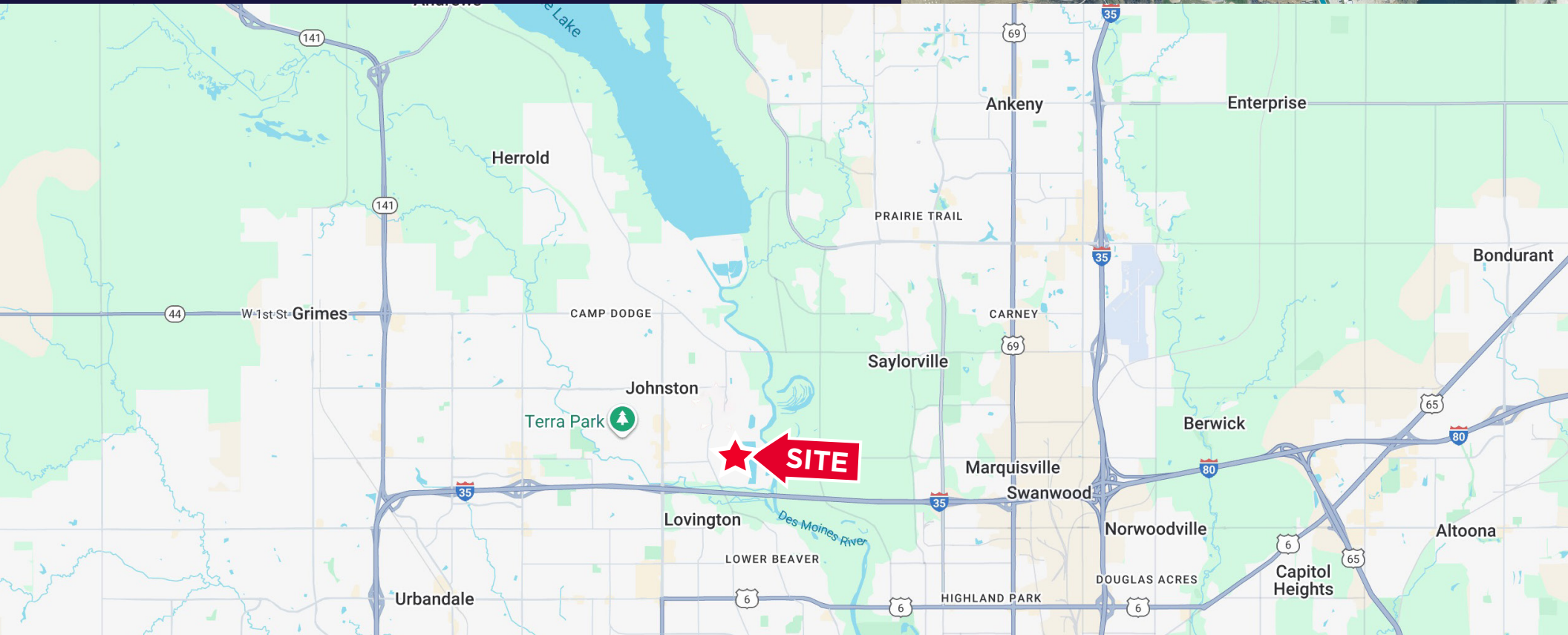
5421 NW BEAVER DR
JOHNSTON, IA

AERIAL / SITE LAYOUT



5421 NW BEAVER DR JOHNSTON, IA

Demographic	1 Mile	3 Mile	5 Mile
Population	3,858	40,766	154,939
Median Age	42.4	38.8	37.5
Households	1,693	16,463	62,519
Median HH Income	\$62,944	\$69,936	\$67,441



5421 NW BEAVER DR JOHNSTON, IA

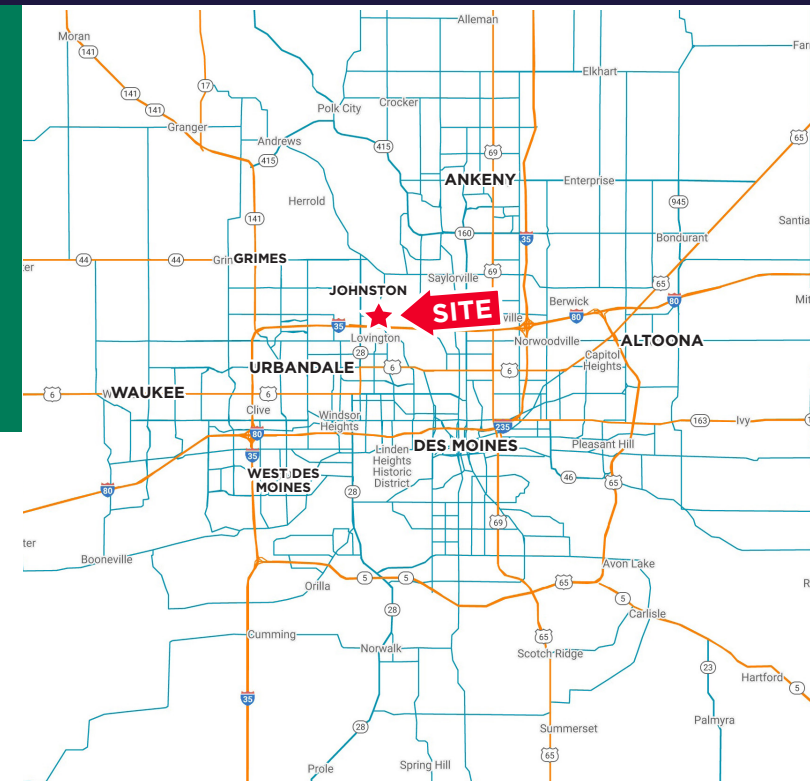
"Johnston is where we thrive every day. Families pack the football stadium on fall Friday nights, and they gather in the spring to beautify our parks and trails. Santa Claus pulls up in a squad car for Holidays at the Town Center every December. Residents wait patiently for the popular Farmers Market to open just outside City Hall each May. In summer, they fill the grassy area at Terra Park for Green Days, a community celebration that's been a staple in town since 1996.

Solidly behind every gathering is Johnston's successful business community. Two blue-chip companies, John Deere Financial and Corteva Agriscience, have their world headquarters located in the heart of the city. The number of small businesses here continues to grow, powered by a strong and active chamber of commerce.

A thriving community doesn't sit still. Johnston is on the cusp of a retail renaissance. Residents overwhelmingly tell us they want more places to dine, shop and explore. Developers who invest here will discover that a strong economy has their backs. Of all Des Moines metro cities, Johnston ranks at the top regarding household income, home value, and educational attainment. During the recent recession, home values grew here as they plummeted nationwide. Thanks to good leadership, Johnston has an AA+ bond rating and the fourth-lowest city tax rate in the Des Moines metro."

- From cityofjohnston.com

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Population	10,364	50,026	114,474
Daytime Pop. (workers)	3,435	31,924	67,525
Median Age	35.5	37.6	38.4
Total Households	4,044	19,780	45,220
Avg Household Income	\$157,578	\$145,300	\$136,204





FOR MORE INFORMATION, CONTACT:

ALEC WILCOX, CCIM
Senior Vice President
+1 515 210 9446
awilcox@iowaca.com

COREY SEDREL
Senior Associate
+1 515 979 1454
csedrel@iowaca.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

