

**8,112 SF  
FOR SALE**



**1429**

**2nd Avenue**

**Des Moines, Iowa**

**CBRE**

# PROPERTY OVERVIEW

## STRATEGICALLY LOCATED INDUSTRIAL IN DES MOINES, IA, FEATURING A COMBINATION OF WAREHOUSE AND OFFICE AREAS IN SOLID CONDITION

Located in the desirable Central Place submarket just north of Downtown Des Moines, this well-maintained flex building offers exceptional connectivity to the entire metro area via I-235. The property features a thoughtfully designed existing buildout, providing immediate operational infrastructure for a new user. Whether for office, light industrial, or creative use, this space is move-in ready and ideal for businesses seeking convenience, accessibility, and functionality from day one.

### AVAILABLE FOR SALE

- 8,112 SF

### ASKING PRICE

- \$ 675,000

### 2,924 SF OF OFFICE

- 9 Offices
- 1 conference room
- Open reception
- 3 restrooms (1 with shower)

### YEAR BUILT

- 1957

### YEAR REMODEL

- 1993



## PROPERTY HIGHLIGHTS

Clear Height	Approximately 9' 6"
Drive-In Doors	1- 8' x 10'
Docks	1- 8' x 10'
Roof	4-5 years old
HVAC	Boiler with heat in floor
Power	100 amp, 210 V Single Phase
Parking	11+
Ground	0.47 Acre

# WAREHOUSE SPACE



# OFFICE SPACE





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8th Street SW

# FLOOR PLAN



# LOCATION



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## CONTACT

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