

FOR LEASE

# 1202 THOMAS BECK

1202 THOMAS BECK RD DES MOINES, IA 50315



## PROPERTY DESCRIPTION

Located at 1202 Thomas Beck Road in Des Moines, this 13,901 SF warehouse offers a clean, clear span layout designed for operational efficiency. The space is equipped with one 10x12' drive-in door and two 8x9' dock-high doors and 1 10x12' dock-high door supporting a wide range of logistics and distribution needs. An existing private office and restroom facilities round out the space, providing day-one functionality for warehouse, light industrial, or flex users.

## PROPERTY HIGHLIGHTS

- High Ceilings
- Open Floor Plan
- 1 Drive-in Door
- 3 Dock Doors
- Close Proximity to I-235

## OFFERING SUMMARY

|                       |                    |
|-----------------------|--------------------|
| <b>Lease Rate:</b>    | \$7.25 SF/yr (NNN) |
| <b>Available SF:</b>  | 13,901 SF          |
| <b>Lot Size:</b>      | 419,522 SF         |
| <b>Building Size:</b> | 61,004 SF          |

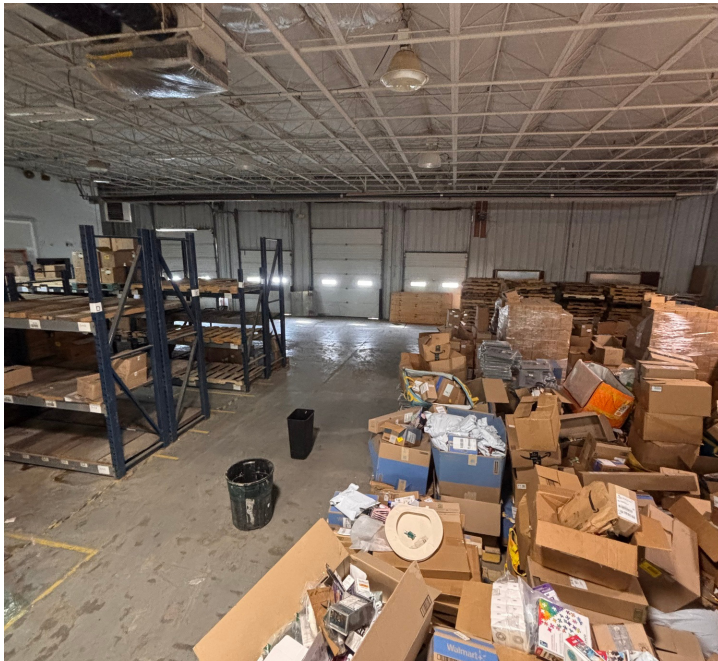
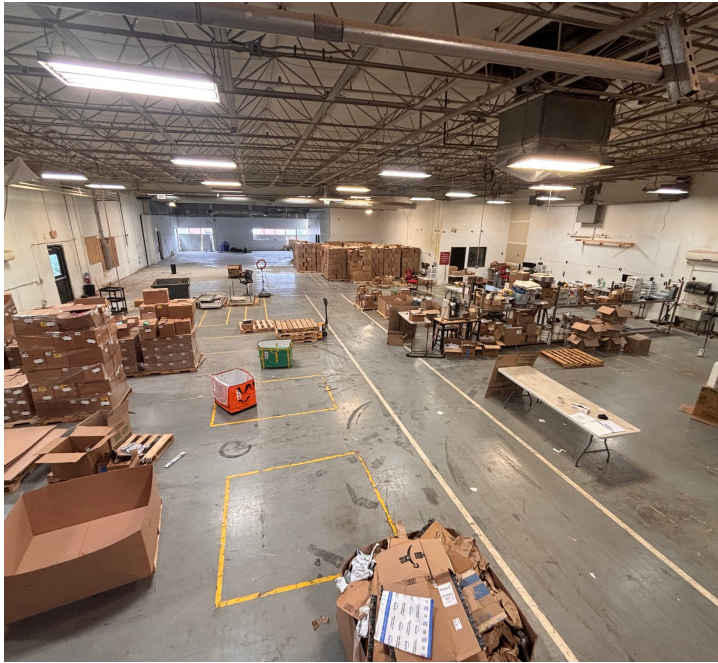
| DEMOGRAPHICS             | 0.25 MILES | 0.5 MILES | 1 MILE    |
|--------------------------|------------|-----------|-----------|
| <b>Total Households</b>  | 135        | 588       | 3,077     |
| <b>Total Population</b>  | 259        | 1,146     | 6,298     |
| <b>Average HH Income</b> | \$113,200  | \$109,389 | \$100,612 |



FOR LEASE

# 1202 THOMAS BECK

1202 THOMAS BECK RD DES MOINES, IA 50315



# Ferguson

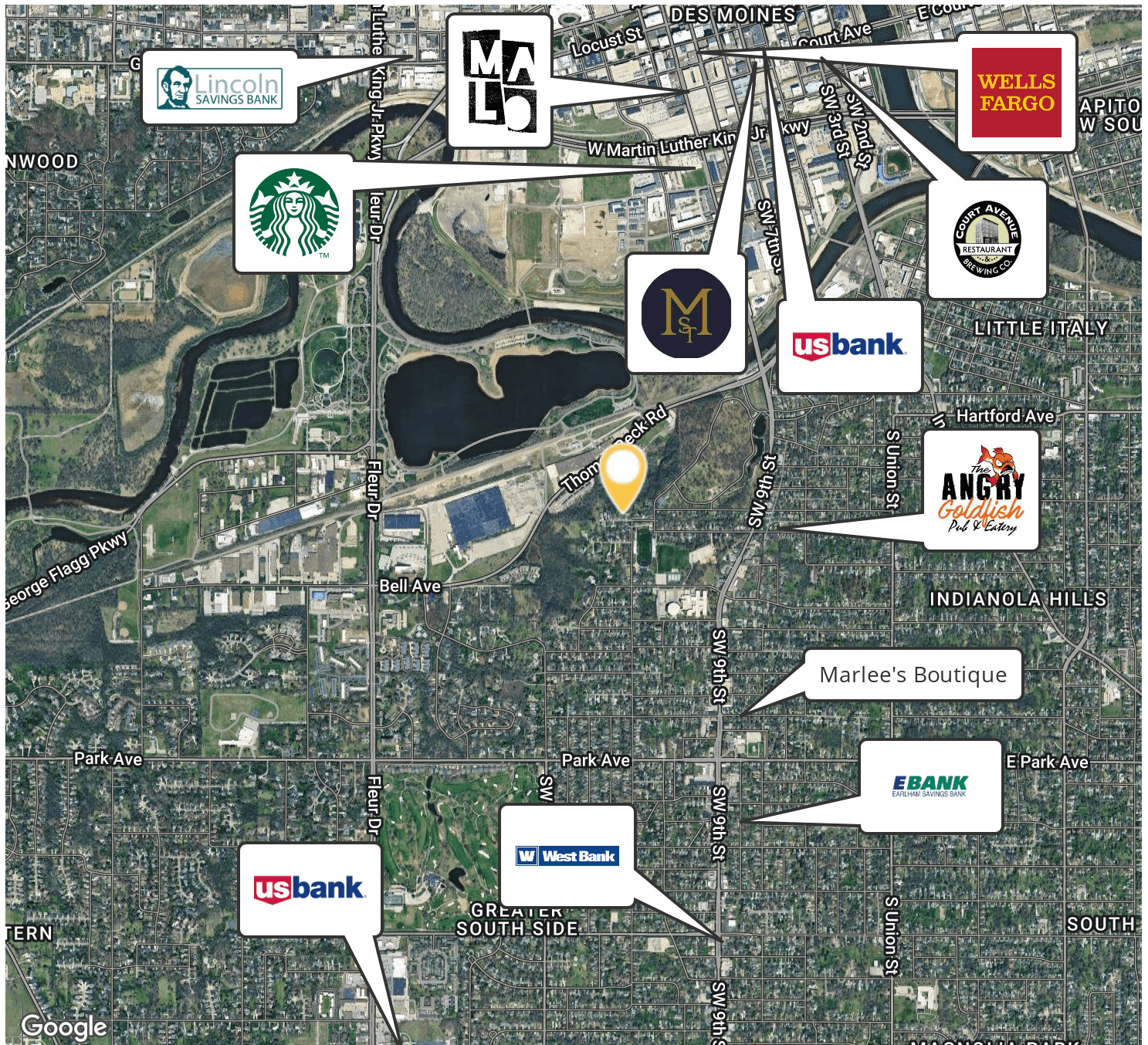
[fergusoncres.com](http://fergusoncres.com)

**NATHAN PETSCHKE**

515.867.4964

[nathan@fergusoncres.com](mailto:nathan@fergusoncres.com)

**1202 THOMAS BECK RD DES MOINES, IA 50315**



# Ferguson

**NATHAN PETSCHKE**

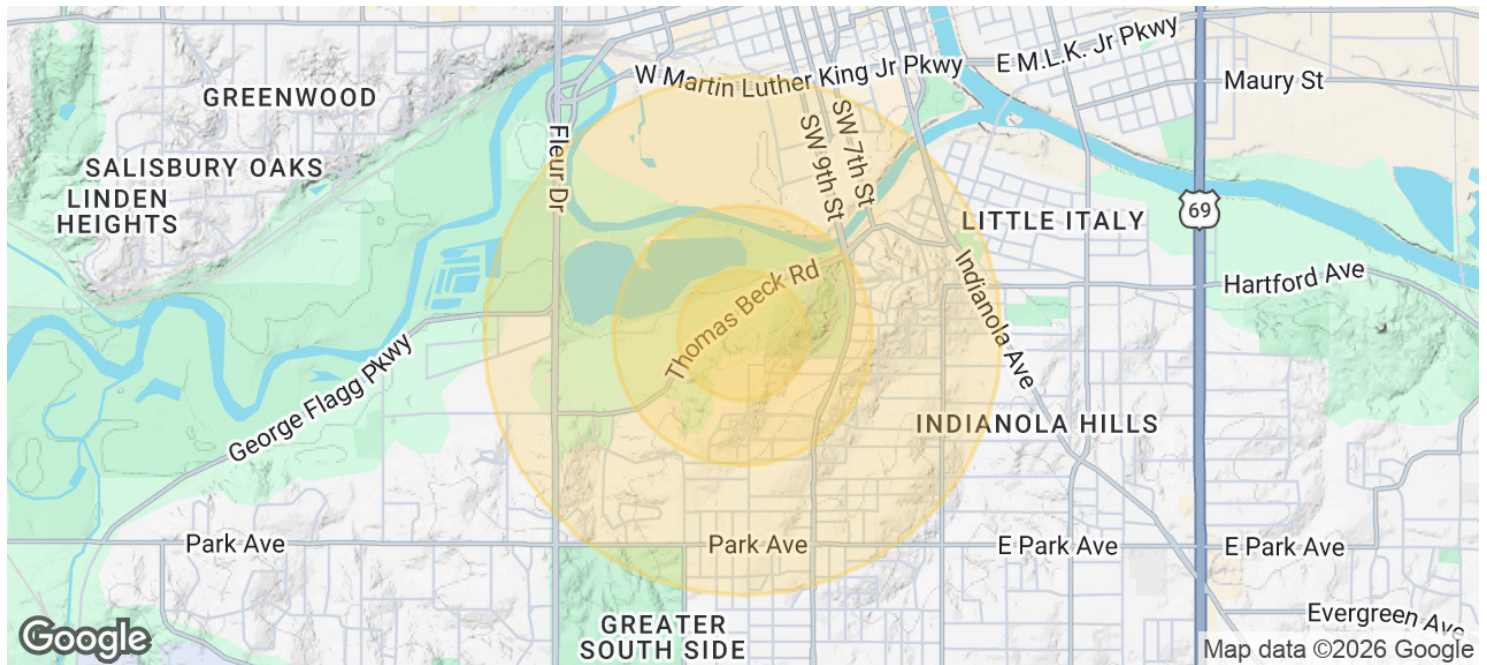
515.867.4964

nathan@fergusoncres.com

FOR LEASE

# 1202 THOMAS BECK

1202 THOMAS BECK RD DES MOINES, IA 50315



| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 259        | 1,146     | 6,298  |
| Average Age          | 44.4       | 43.0      | 38.9   |
| Average Age (Male)   | 43.6       | 42.6      | 39.5   |
| Average Age (Female) | 50.2       | 47.6      | 40.1   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 135        | 588       | 3,077     |
| # of Persons per HH | 1.9        | 1.9       | 2.0       |
| Average HH Income   | \$113,200  | \$109,389 | \$100,612 |

Ferguson

fergusoncres.com

NATHAN PETSCHKE

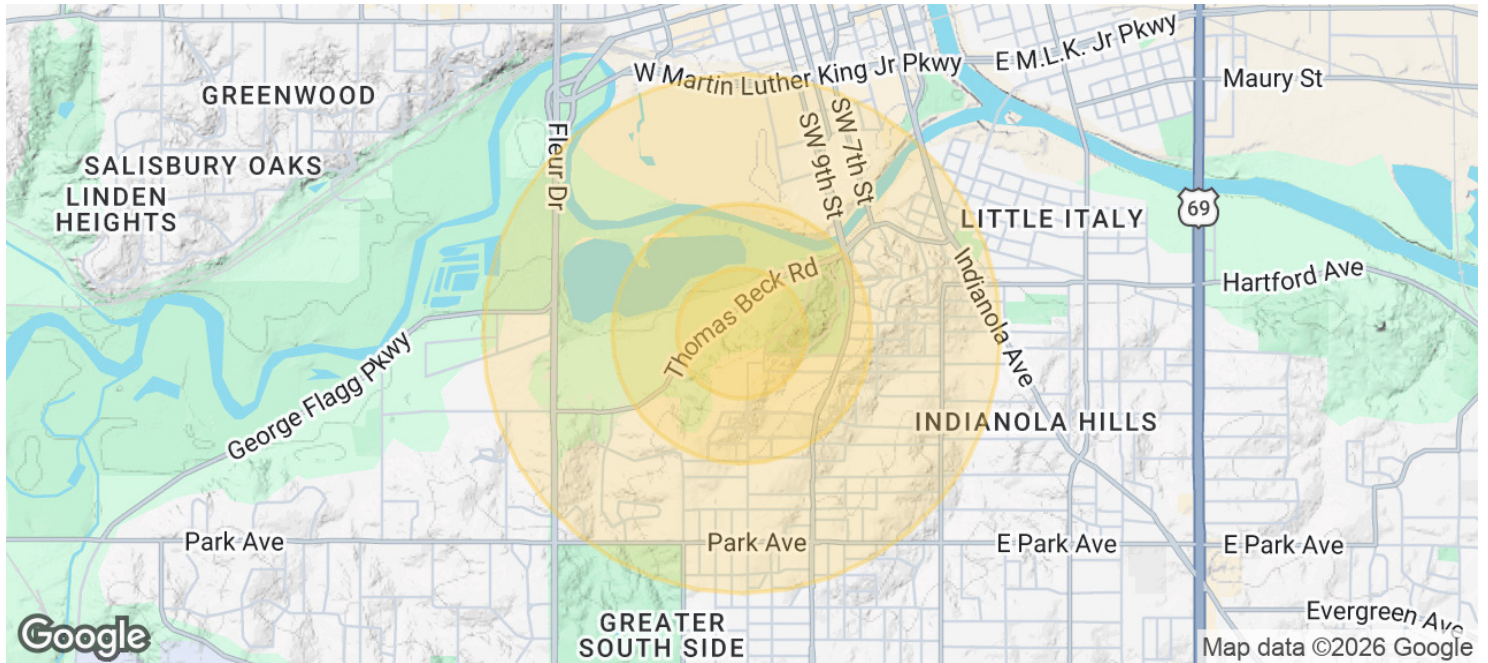
515.867.4964

nathan@fergusoncres.com

FOR LEASE

# 1202 THOMAS BECK

1202 THOMAS BECK RD DES MOINES, IA 50315



## Average House Value

\$285,756

\$268,746

\$215,645

2023 American Community Survey (ACS)

# Ferguson

**NATHAN PETSCHKE**

515.867.4964

nathan@fergusoncrs.com

fergusoncrs.com