

5325

NE 14TH ST



For Sublease:

17,754 SF

2.5 AC - Included

Class - Commercial

PROPERTY HIGHLIGHTS

5325 NE 14th Street, Des Moines, IA presents an opportunity to occupy interstate-visible, Automotive/ Semi service industrial space in the E 14th Corridor. The shop/office building on site is 17,754 SF building with 12,250 SF of flexible shop space, 3,500 SF of first-floor office and service area, and 3,500 SF of mezzanine storage. The site is further enhanced by approximately 2.25 acres of fully paved yard, providing exceptional outdoor functionality for equipment storage, truck maneuvering, or expansion. The site is located with strong visibility and access to I-80/35. This property is perfectly suited for manufacturing, distribution, service, or contractor uses seeking efficient indoor/outdoor operations in a high-demand Des Moines market.



PROPERTY OVERVIEW

RENTABLE SF	17,754 SF
ACRES	2.5 Acres Included
OFFICE SPACE	3,504 SF
SHOP SPACE	12,750 SF
MEZZANINE AREA	3,504 SF
RENTAL RATE	\$20,910 per month (14.13/SF NNN)
OPEX	\$1.64
CLASS	Commercial



INTERIORS



EXTERIORS



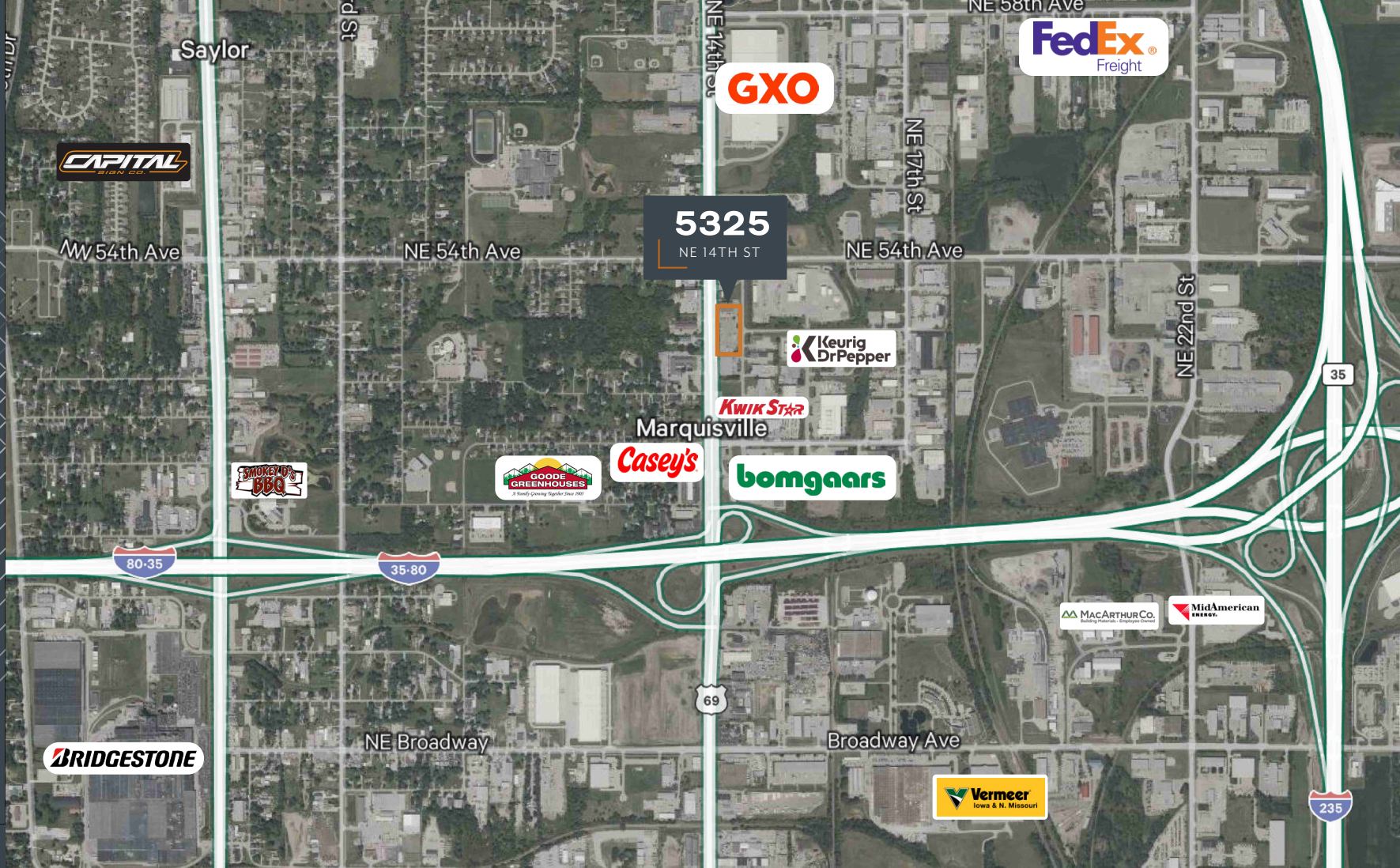


AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	5 MILE	10 MILES	15 MILES
POPULATION			
2025 Population	147,976	462,371	618,761
2030 Population - Projection	152,861	479,925	653,380
2025 - 2030 Annual Population	0.65%	0.75%	1.09%
OCCUPATION			
Management	8.5%	10.2%	11.3%
Business and Financial	7.4%	8.9%	9.8%
Office/ Admin	10%	10.5%	10.1%
Architecture and Engineering	1.7%	2.1%	2.2%
Production	7.8%	5.3%	4.7%
Construction	6.2%	5.0%	4.8%
HOUSEHOLD INCOME			
Average Household Income	\$87,754	\$108,002	\$116,952
Median Household Income	\$66,489	\$79,369	\$85,675
HOUSING VALUE			
Median Home Price	\$234,820	\$285,735	\$312,133
Average Home Price	\$283,592	\$325,186	\$353,797
CLASS OF WORKER			
White Collar	54.7%	64.3%	67.5%
Services	19.8%	15.7%	14.4%
Blue Collar	25.4%	20.0%	18.1%

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