

For Lease

Industrial

2,400 - 4,800 SF



635 New York Avenue Building B

Des Moines, Iowa 50313

Property Highlights

- Lease Rate: \$10.00/sf (NNN)
- \$1.75/SF Expenses

Property Description

2400 sqft Industrial building with 1600 sqft feet of warehouse, high arched ceilings and drive in door clearance just under 14'. First floor includes 800 sqft of workshop with bathroom, with bonus 800 sqft mezzanine above. New Exterior Paint forthcoming.

OFFERING SUMMARY

Available SF	2,400 SF
Lease Rate	\$10.00 SF/yr (NNN)

DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	192,285	\$85,099
10 Miles	467,940	\$104,053
15 Miles	585,206	\$110,307

For more information

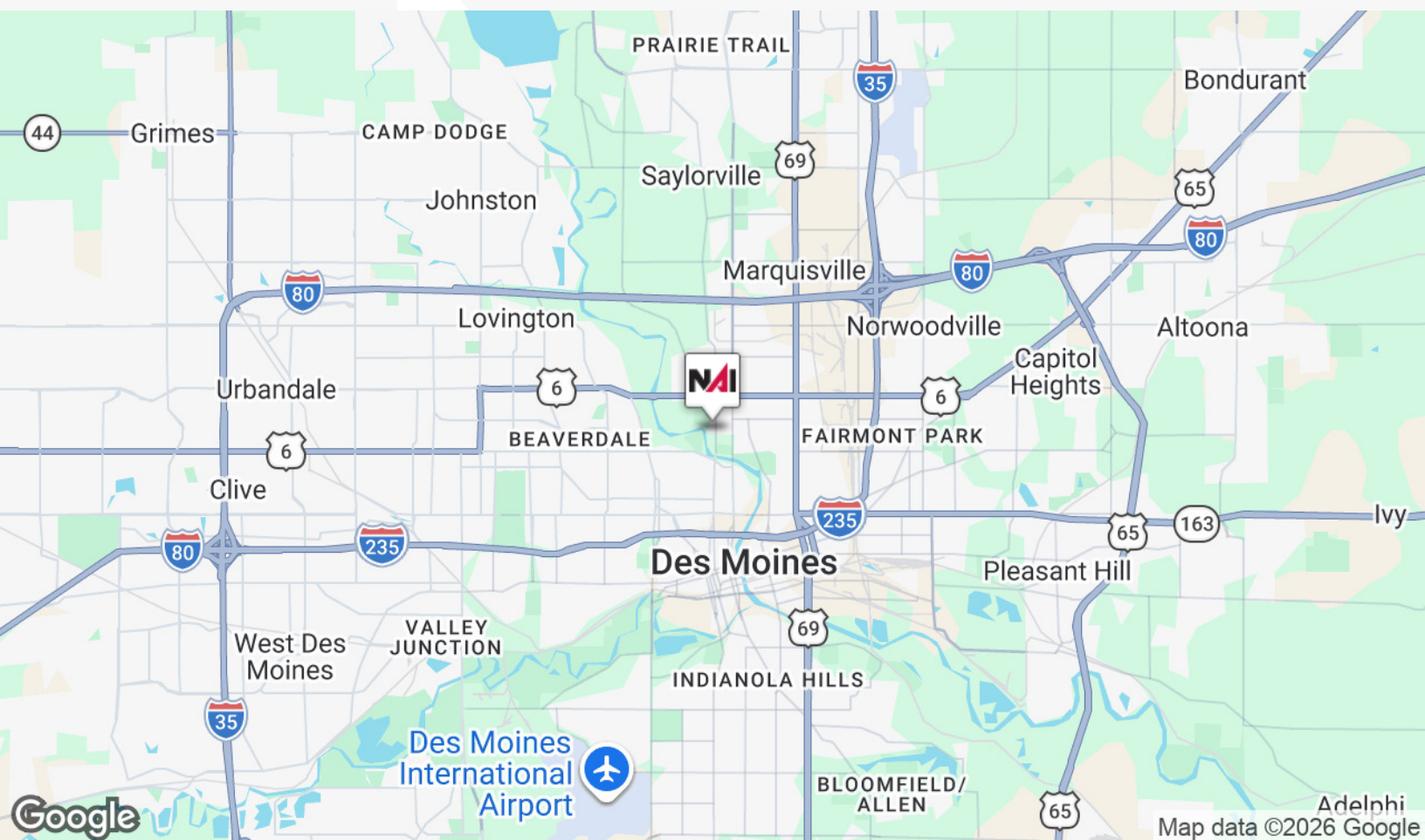
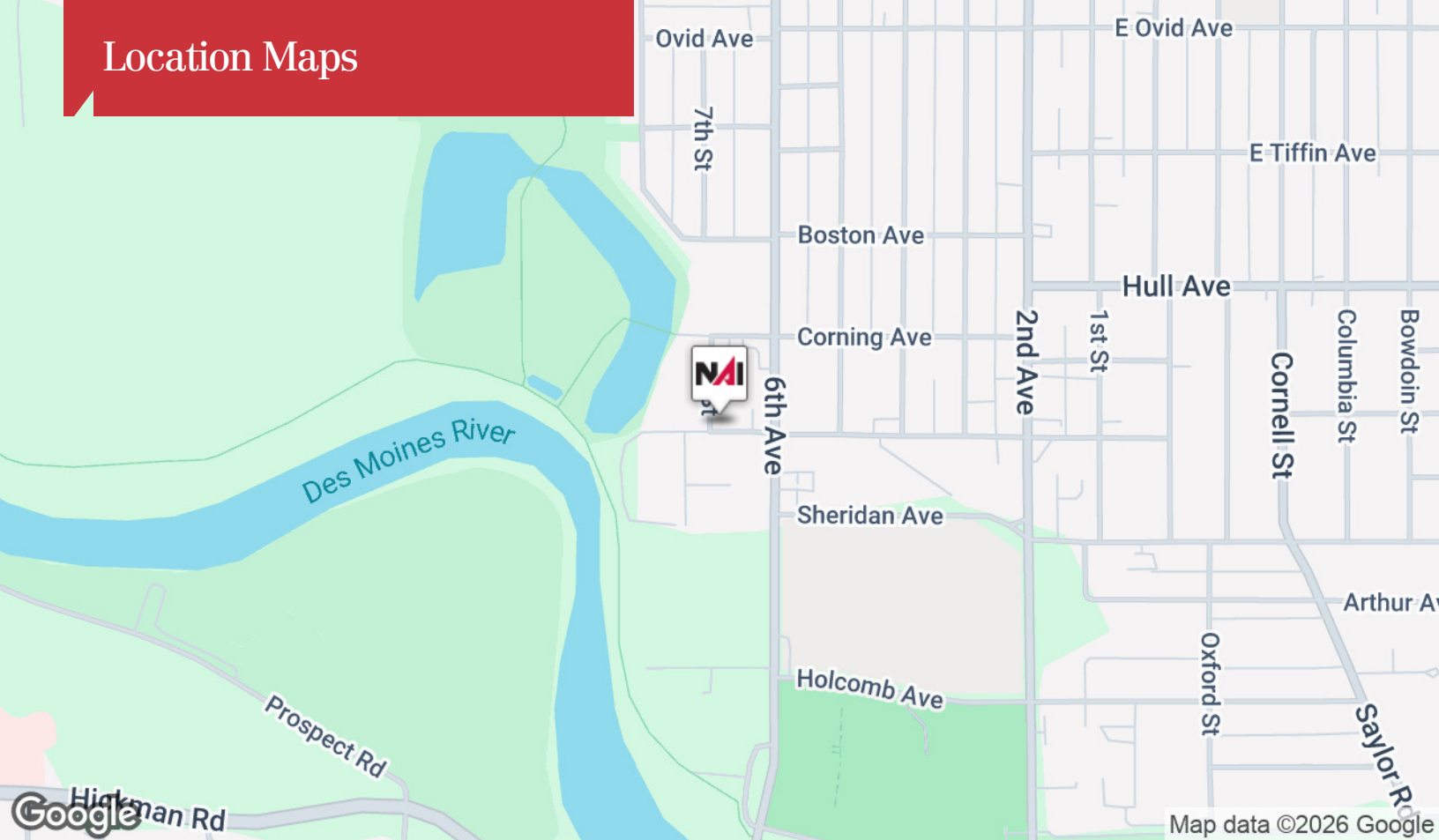
Chris Fultz

O: 319 331 3191
cfultz@iowarealtycommercial.com

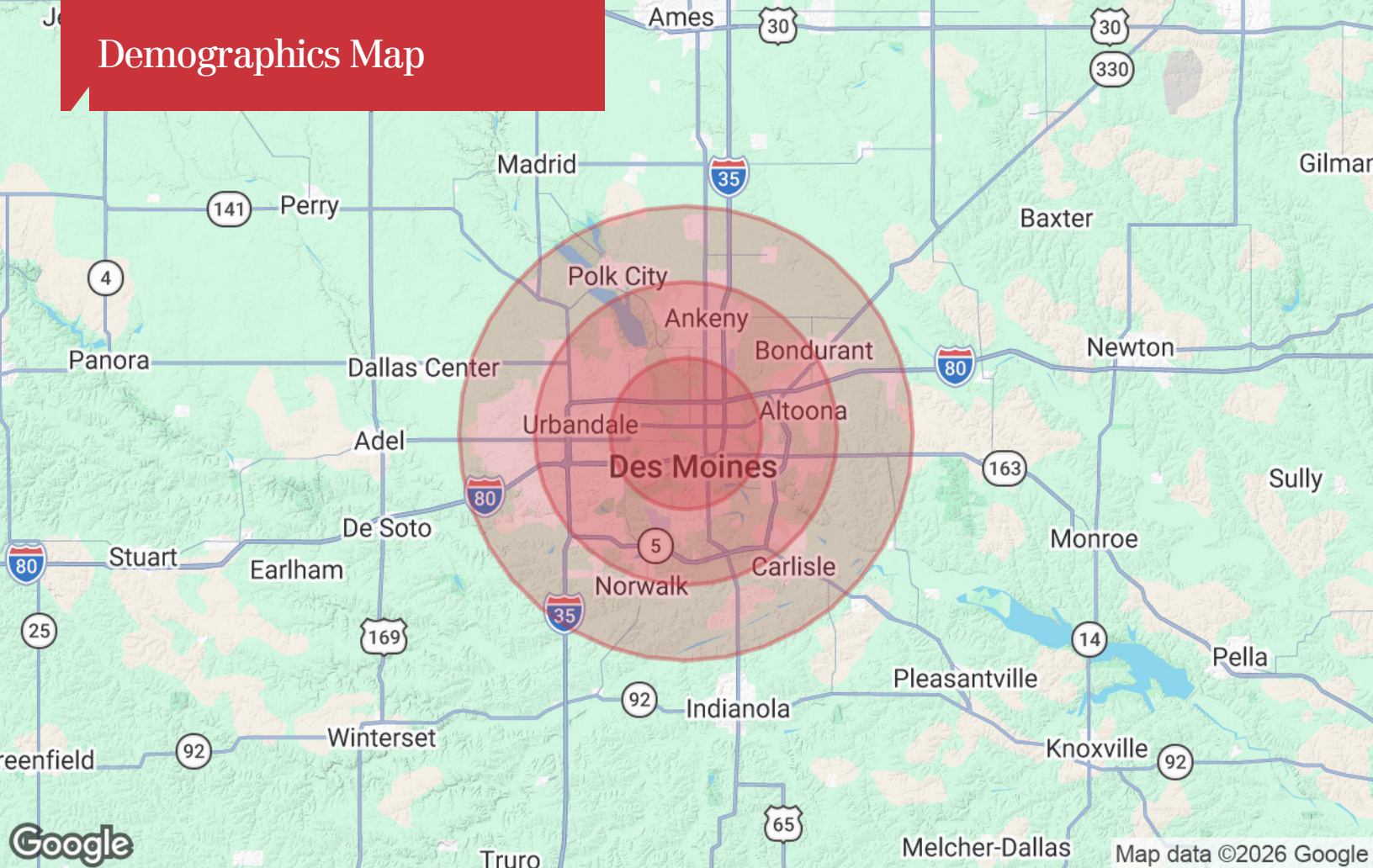
Matt T. Connolly

O: 515 975 9600
mconnolly@iowarealtycommercial.com

Location Maps



Demographics Map



Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	192,285	467,940	585,206
MEDIAN AGE	36.2	37.1	36.8
MEDIAN AGE (MALE)	35.2	36.1	35.9
MEDIAN AGE (FEMALE)	37.0	38.0	37.6

Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	81,285	192,673	237,481
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$85,099	\$104,053	\$110,307
AVERAGE HOUSE VALUE	\$214,965	\$268,499	\$288,822

* Demographic data derived from 2020 ACS - US Census