

# FOR LEASE

# Warehouse Building First Midwest Warehouse

1245-1405 Thomas Beck Road

## PROPERTY INFORMATION

DES MOINES, IOWA

- ▶ SSuite 1301-F 2,772 SF of File Storage Space with No Overhead Door
- ▶ Modified Gross Lease Rates
- ▶ Tenants Responsible For Utilities, Internet, Phone, Property Taxes, and Interior Maintenance
- ▶ M-1 Zoning
- ▶ 16' Clear Heights
- ▶ 5.85 Acre Site
- ▶ Located South of Downtown Des Moines Near Confluence Brewing
- ▶ Easy Access to Des Moines International Airport and I-235



## AVAILABLE SUITES

SUITE	SQUARE FEET	GROSS RATE	USE	AVAILABLE
1301-F	2,772 SF	\$3.30 PSF MG*	File Storage	Now

\*Tenant pays property taxes.

## CONTACT:

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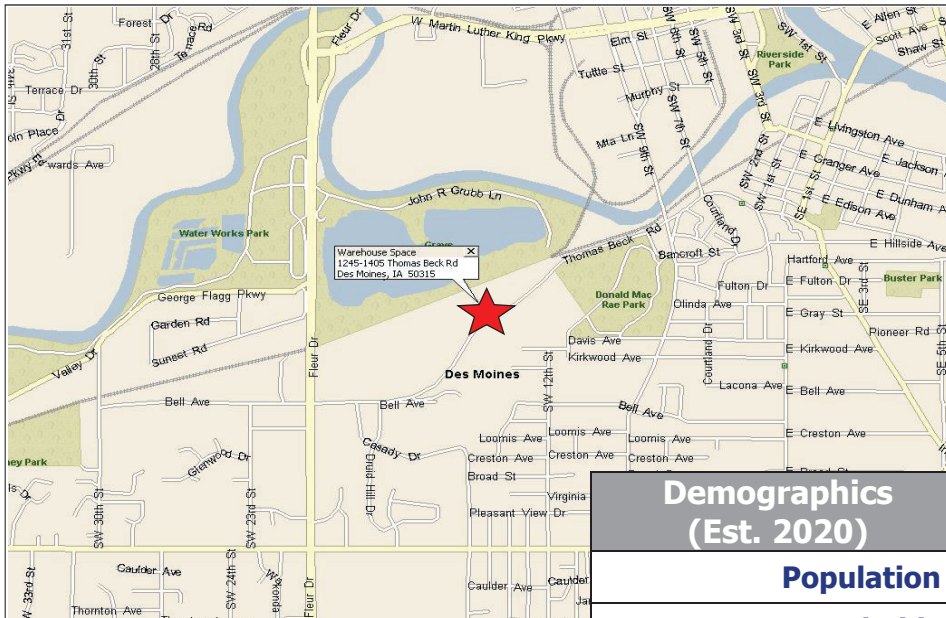
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## LOCATION INFORMATION

DES MOINES, IOWA



**TERRUS®**  
Real Estate Group

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Demographics (Est. 2020)	1 mile	3 miles	5 miles
<b>Population</b>	<b>7,037</b>	<b>93,663</b>	<b>205,978</b>
<b>Households</b>	<b>3,019</b>	<b>38,884</b>	<b>83,153</b>
<b>Avg. HH Income</b>	<b>\$79,201</b>	<b>\$67,119</b>	<b>\$68,950</b>
<b>Median HH Income</b>	<b>\$56,604</b>	<b>\$47,853</b>	<b>\$52,547</b>
<b>Median Age</b>	<b>35.4</b>	<b>34.2</b>	<b>34.8</b>



Updated 5/28/20

*We obtained the information herein from sources we believe to be reliable but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.*

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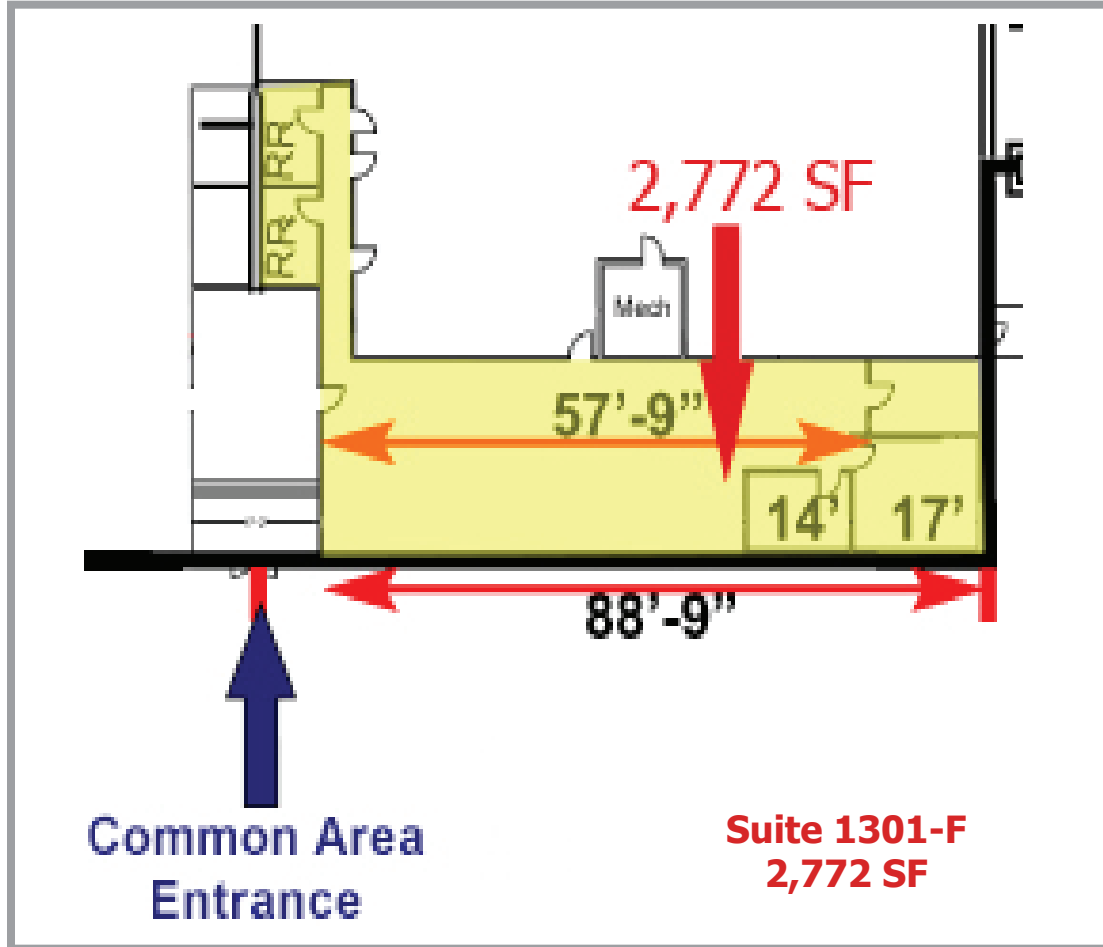
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**DES MOINES, IOWA**

**1301 - F**



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