

4509 NE 14th Street

Des Moines, Iowa

**FOR
LEASE**



Property Description

- ◆ 12,890 Square Feet Available For Lease
- ◆ Lease Rate: \$1.50 - \$3.25 PSF NNN
- ◆ Est. 2010 Expenses: \$1.47 PSF
- ◆ Van Height Dock Door
- ◆ 1 Drive-In Door
- ◆ Zoned Light Industrial
- ◆ Fenced Storage Yard (Approx. 1 Acre)

Amenities

- ◆ Excellent Location and Visibility on NE 14th Street South of NE Broadway Intersection
- ◆ Easy Access to Interstates I-80/35, I-35 North, I-80 East and I-235
- ◆ Recent Infrastructure Improvements at I-80/35 & NE 14th Street (Up to DOT Standards)
- ◆ Property Can Be Accessed from Either Direction on NE 14th Street

AVAILABLE SUITES

<u>Suite</u>	<u>Square Feet</u>	<u>Rate</u>	<u>Available</u>
Suite A	4,800 SF (Whse)	\$1.50 PSF NNN	Now
Suite B	6,890 SF (Flex) (Includes 1,862 SF of Office)	\$3.25 PSF NNN	Now
Suite C	1,200 SF (Whse)	\$1.50 PSF NNN	Now

*Suites A, B & C are contiguous up to 12,890 SF.



FOR ADDITIONAL INFORMATION CONTACT:

MARTY HERRMANN

515.471.4313 Office

515.240.5495 Cell

marty.herrmann@terruss.com

TJ JACOBS

515.471.4340 Office

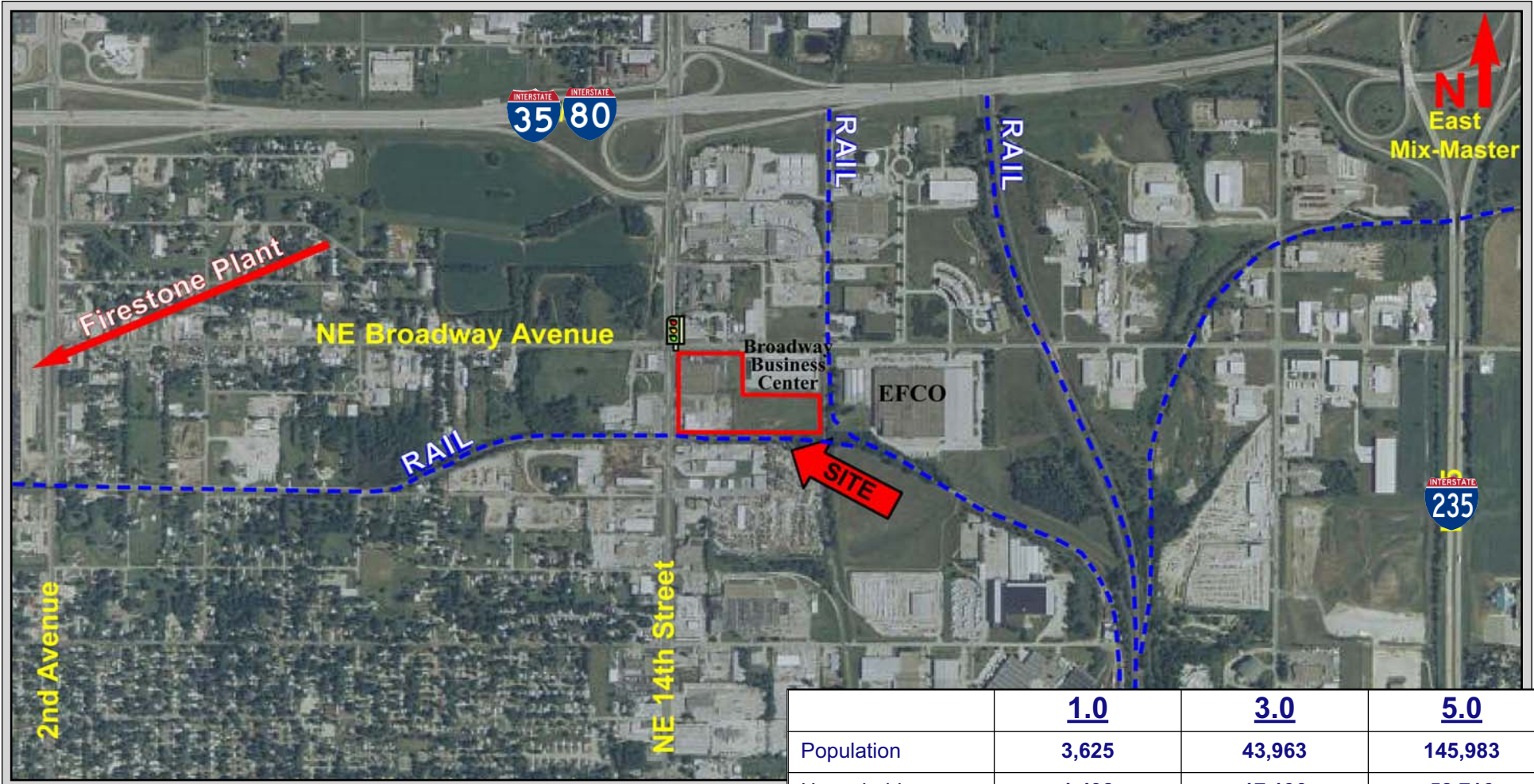
515.418.8776 Cell

tj.jacobs@terruss.com

4509 NE 14th Street

Des Moines, Iowa

**FOR
LEASE**



DEMOGRAPHICS (2010)

	<u>1.0</u>	<u>3.0</u>	<u>5.0</u>
Population	3,625	43,963	145,983
Households	1,498	17,196	58,716
Avg. HH Income	\$50,563	\$47,573	\$54,659
Median HH Income	\$43,176	\$40,582	\$44,243
Avg. Median Age	36.37	36.64	35.83



Information contained herein is believed to be accurate 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.