



2611 Sunset Rd

Des Moines, Iowa 50321

Property Highlights

- 5,580 SF Industrial
- 3 Docks
- Near Downtown, I35/80 & Airport

Property Overview

5,580 SF industrial warehouse with 3 docks, one of which is an enclosed drive-in door leading to a dock. This site offers a prime location for Industrial/Warehouse/Distribution tenants. With convenient access to major transportation routes, including Interstates 35 and 80, the location provides seamless connectivity for logistical operations.

Offering Summary

Lease Rate:	\$8.25 SF/yr (NNN)
Building Size:	5,780 SF
Available SF:	5,780 SF
Lot Size:	13,320 SF

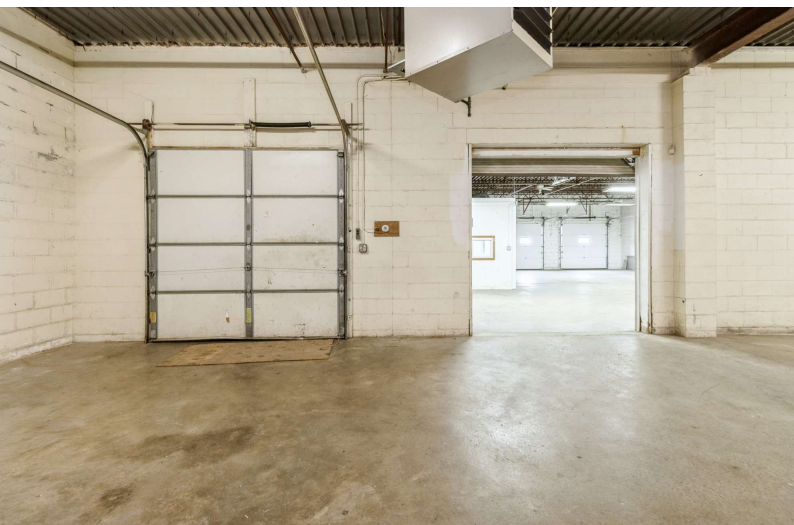
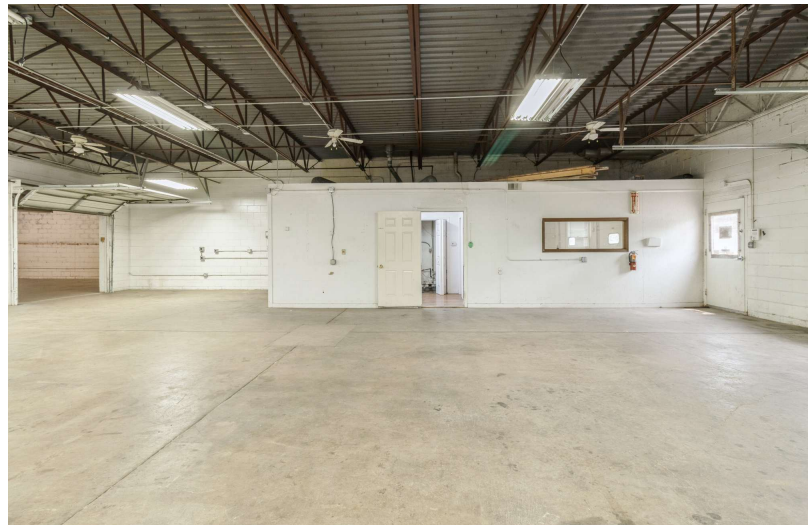
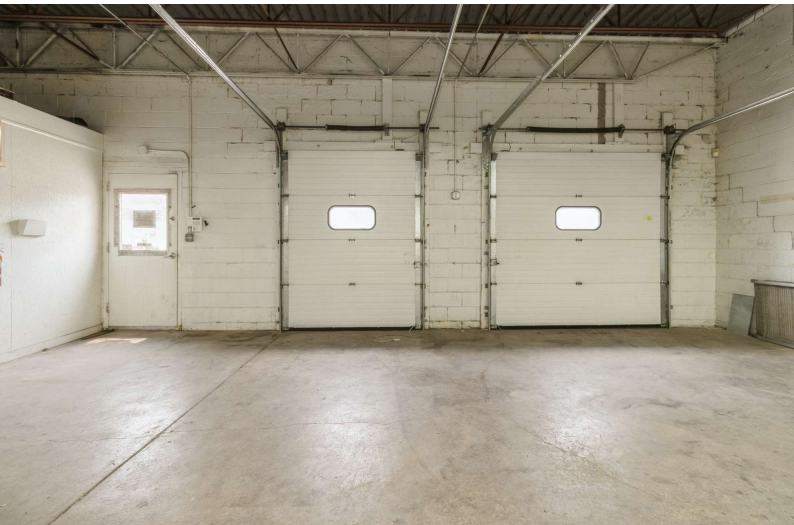
For More Information

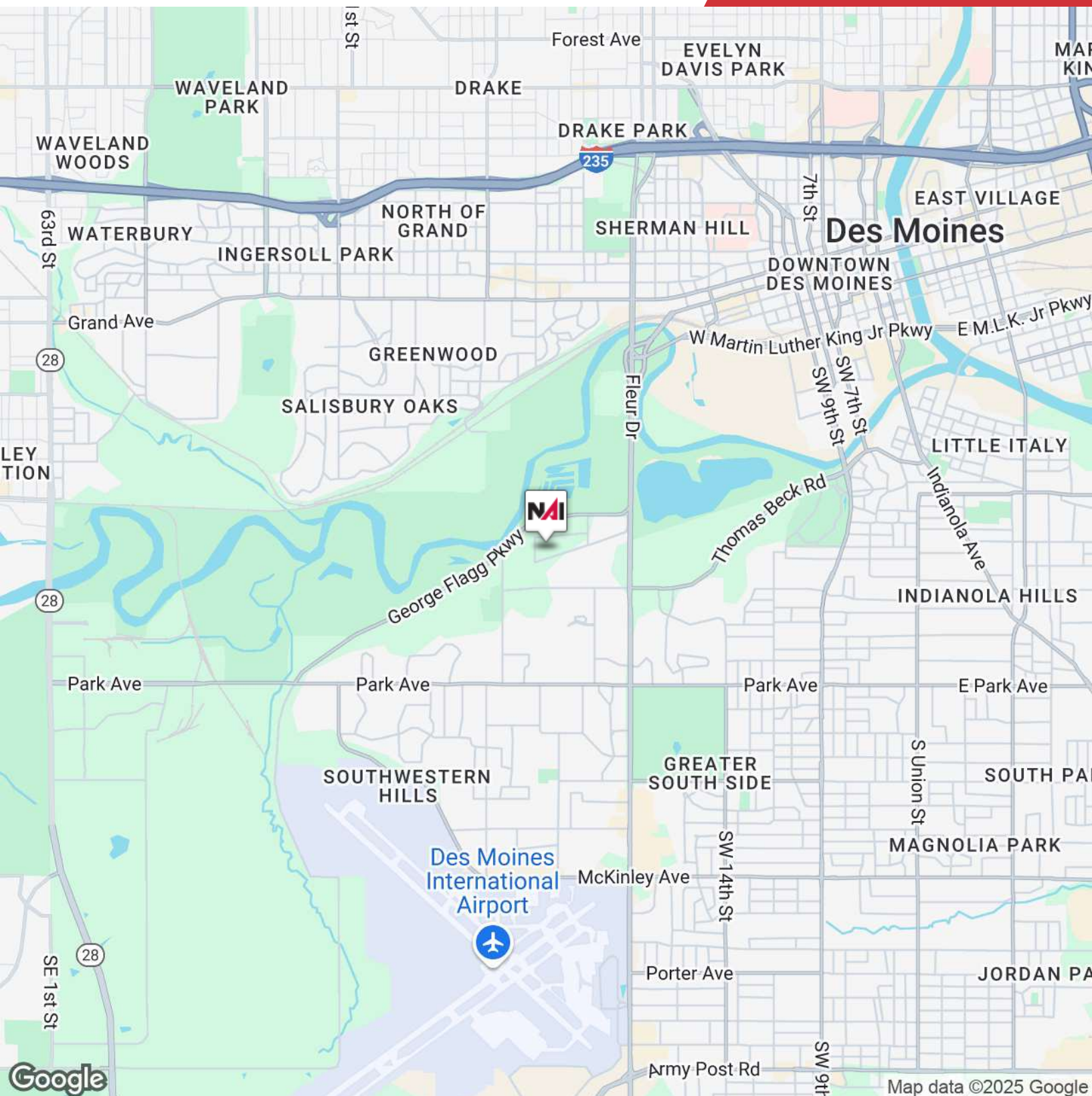
Matt T. Connolly

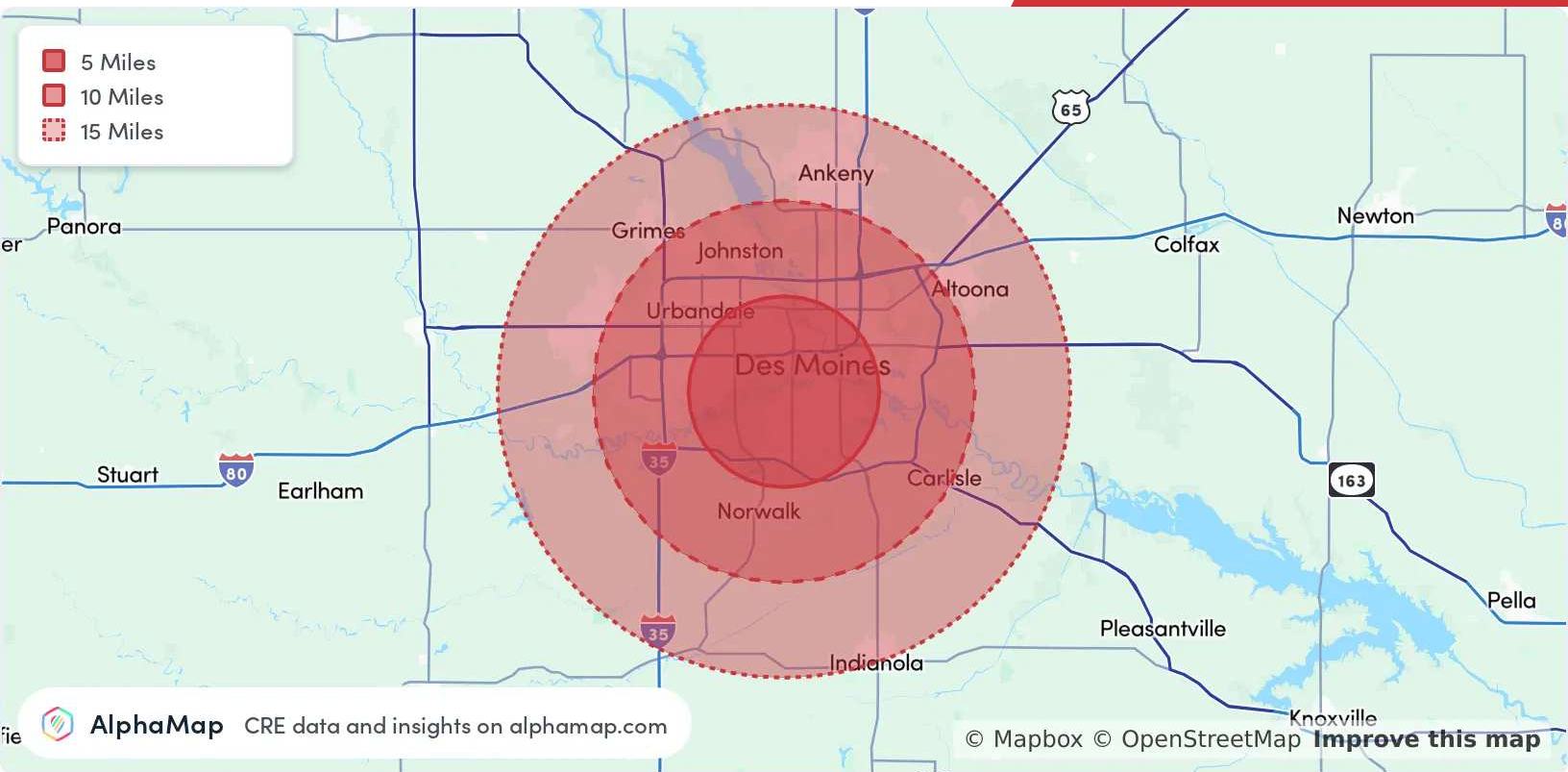
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Population

	1 Mile	3 Miles	5 Miles
Total Population	3,230	80,797	191,377
Average Age	40	38	38
Average Age (Male)	39	38	38
Average Age (Female)	41	39	39

Household & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,418	36,492	81,433
Persons per HH	2.3	2.2	2.4
Average HH Income	\$103,238	\$84,754	\$83,909
Average House Value	\$367,180	\$263,836	\$237,987
Per Capita Income	\$44,886	\$38,524	\$34,962

Map and demographics data derived from AlphaMap