



## 1801 Guthrie Avenue

Des Moines, Iowa 50316

### Property Highlights

- 21' clear height
- 2 - Dock Doors
- 1 - Drive In Door

### Property Overview

Industrial Property

Available: 10,000 SF

Lease Rate: \$5.25 SF

Year Built: 1995

### Offering Summary

<b>Lease Rate:</b>	\$5.25 SF/yr (NNN)
<b>Building Size:</b>	50,736 SF
<b>Available SF:</b>	10,000 SF

### Demographics 1 Mile 3 Miles 5 Miles

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,915	28,102	63,418
<b>Total Population</b>	7,422	70,894	161,231
<b>Average HH Income</b>	\$45,133	\$46,212	\$48,866

### For More Information

#### Kevin Crowley, SIOR

C: 515 991 7000

kcrowley@iowarealtycommercial.com | IA #B17147000

#### Jason Lozano

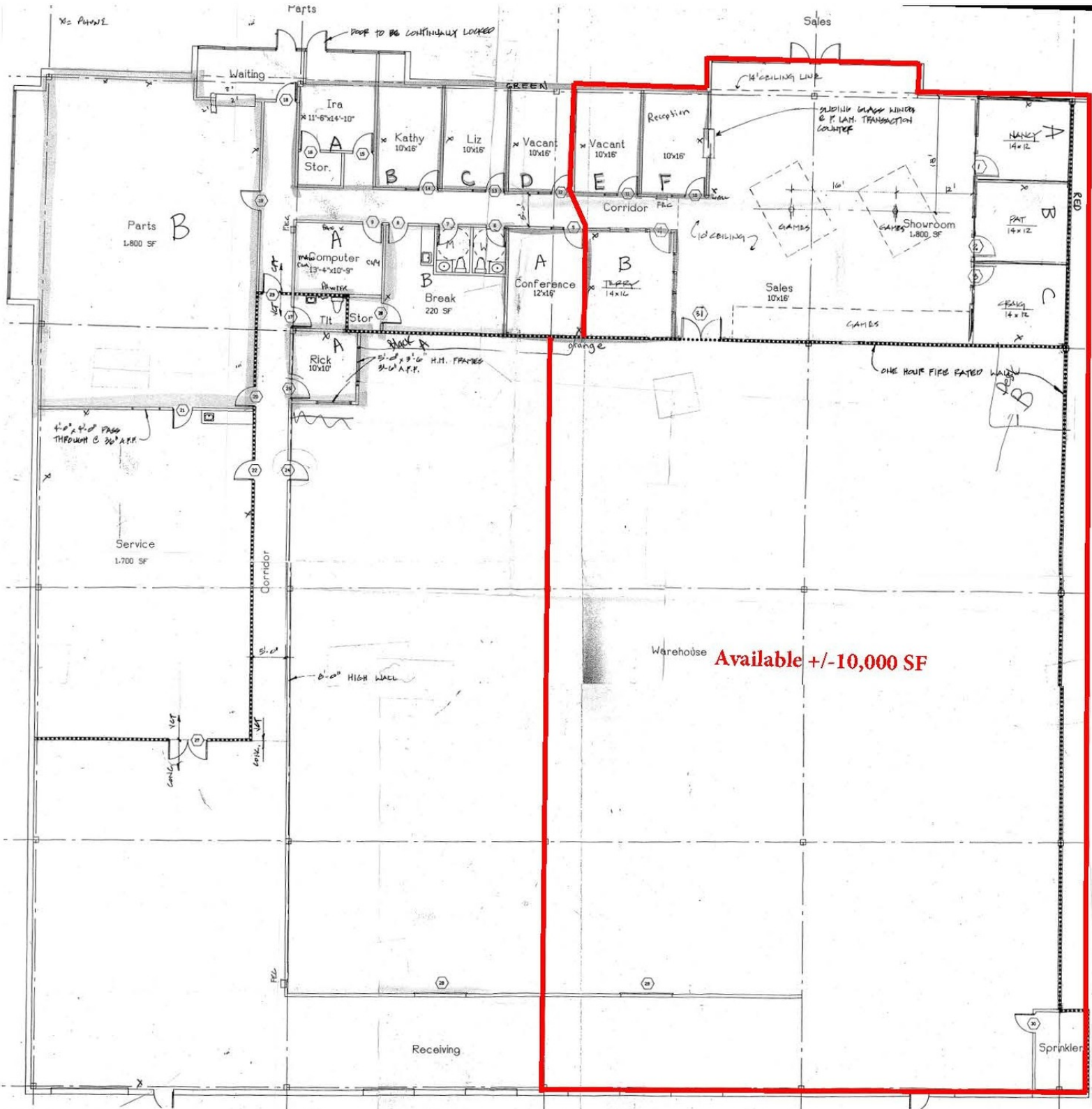
C: 515 577 4225

jlozano@iowarealtycommercial.com

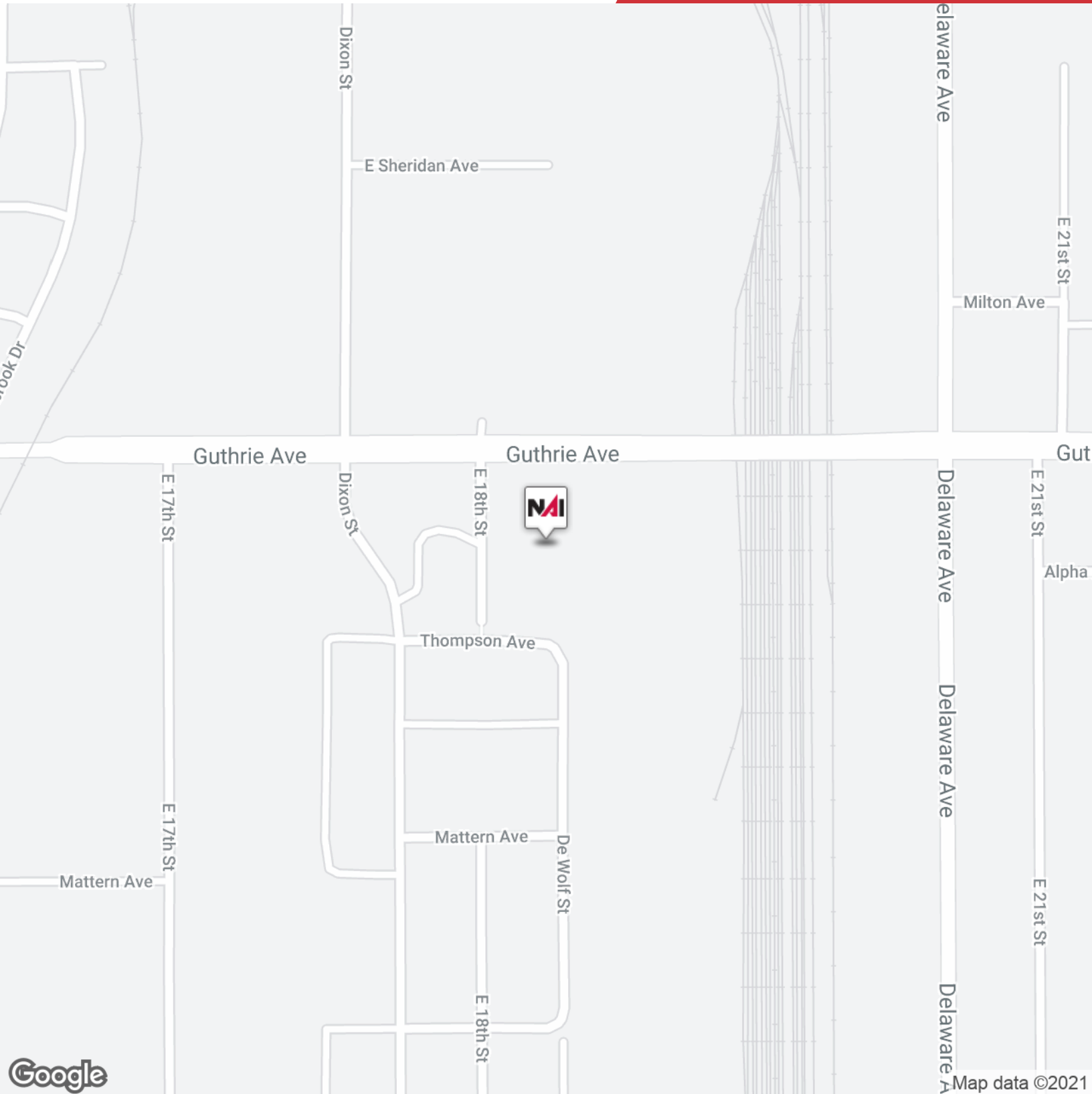


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3501 Westown Parkway  
West Des Moines, IA 50266  
515 222 0000 tel  
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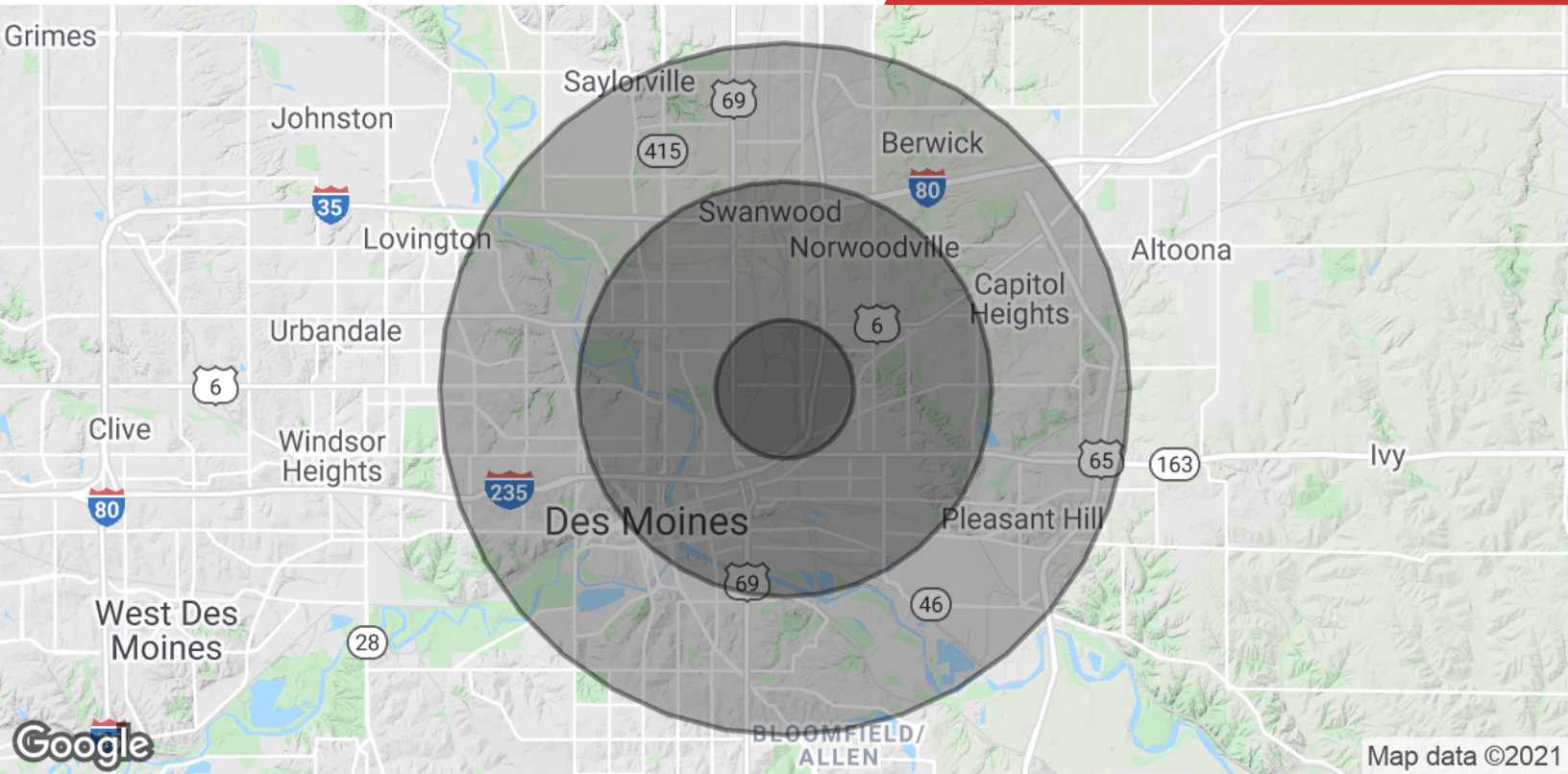


For Lease  
10,000 SF | \$5.25 SF/yr  
Industrial Space



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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	7,422	70,894	161,231
<b>Average age</b>	33.6	34.8	33.4
<b>Average age (Male)</b>	29.6	33.1	32.7
<b>Average age (Female)</b>	37.4	37.0	34.5
Households & Income	1 Mile	3 Miles	5 Miles
<b>Total households</b>	2,915	28,102	63,418
<b># of persons per HH</b>	2.5	2.5	2.5
<b>Average HH income</b>	\$45,133	\$46,212	\$48,866
<b>Average house value</b>	\$96,058	\$98,032	\$103,999

\* Demographic data derived from 2010 US Census