



**FOR LEASE**

# 25,800 SF Heavy Industrial

2240 NE 46TH AVE, DES MOINES, IA 50317

**Mark Mills**

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Accelerating success.

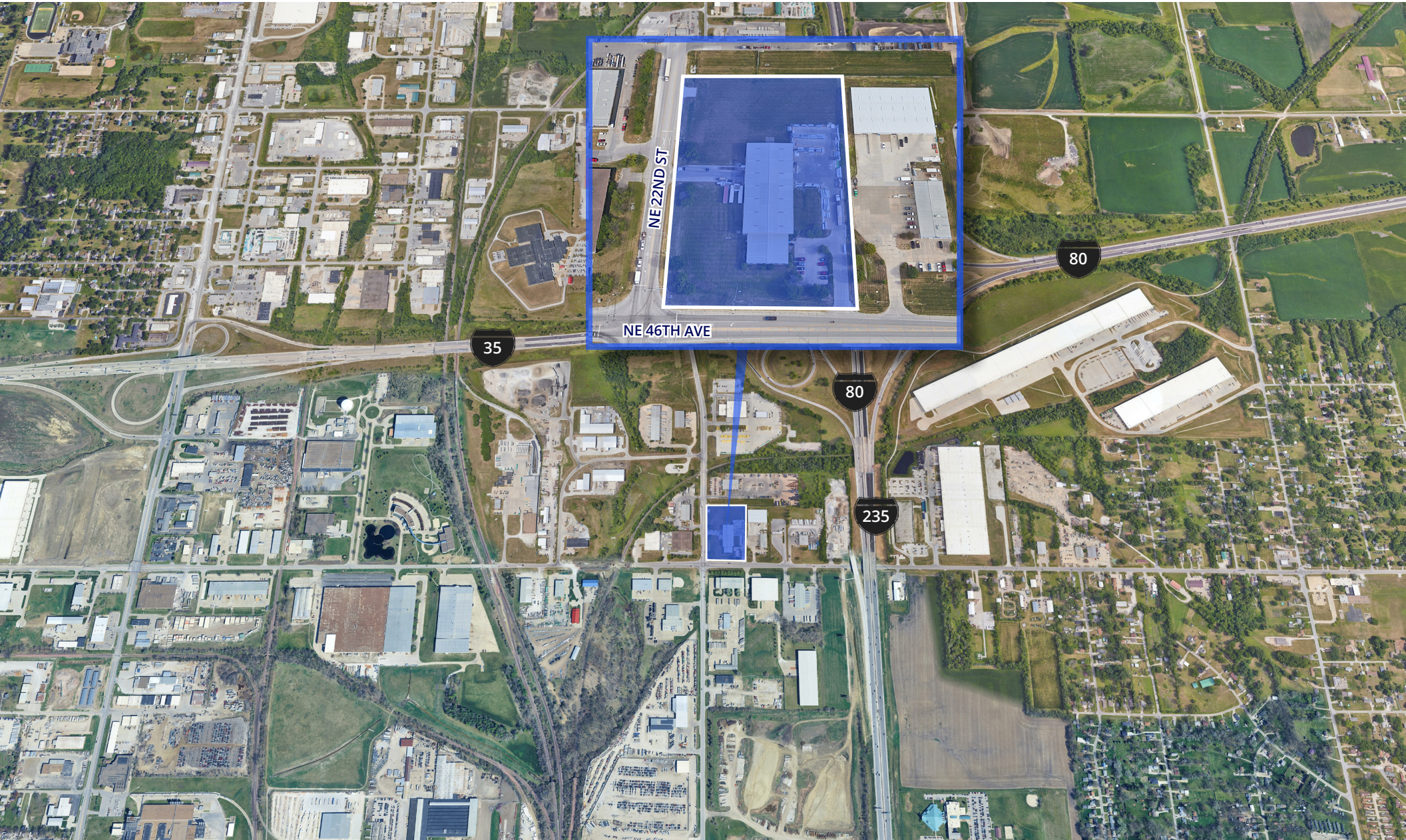
# 2240 NE 46th Ave, Des Moines, IA

## FOR LEASE

<b>ADDRESS</b>	2240 NE 46th Avenue Des Moines, IA 50317
<b>YEAR BUILT</b>	1998
<b>SPACE DETAILS</b>	Approximately 25,800 SF Office Area: 4,800 SF  *one reznor heater in expanded warehouse area
<b>RENTAL RATES</b>	Base Rent: \$7.95 PSF NNN with 3% annual increases
<b>2025 OPEX</b>	Contact broker for details
<b>OUTDOOR STORAGE</b>	0.47 AC fenced with ability to expand
<b>SPRINKLER SYSTEM</b>	Wet
<b>ZONING</b>	Heavy Industrial
<b>CLEAR HEIGHT</b>	22'-26' Clear Span



# Location Map







## CONTACT US



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