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INDUSTRIAL WAREHOUSE **FOR LEASE**

2244 NE 54th Ave Des Moines, IA 50313

BLAKE PAGLIAI
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Liscensed in IA

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2244 NE 54th Ave Des Moines, IA 50313 **FOR LEASE**

PROPERTY DESCRIPTION

Now leasing: flexible industrial bays with 1.5 acres of outdoor storage, perfect for equipment staging, fleet parking, or material handling. Each 2,500 SF bay offers functional space designed to meet the needs of trades, light industrial users, and growing businesses. The building features 16-foot side walls with 25-foot clear height at the center, offering ample vertical storage and working room. Each bay includes one 14x12 overhead door and one floor drain, allowing for easy access and efficient operations. Interior features include a private ADA-compliant restroom, Reznor heat, and a 200-amp single-phase electrical panel per bay. Spaces are separately metered, with water billed back through CAM charges for simplified management.
A shared central dock adds convenience for shipping and receiving needs. These bays will be available for occupancy starting August 1, 2025.

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OFFERING SUMMARY	
Lease Rate:	$14/SF NNN
Available Indoor SF:	2,500-15,000 SF
Lease Term:	Negotiable
Zoning:	Heavy Industrial

- 1.5 AC of Outdoor Storage
- Central Dock
- ADA Restroom included
- Reznor Heat
- Single Phase - 200 Amp Panel in each 2,500 SF Bay
- 16ft Side Walls, 25 Ft Clear at Center
- One 14x12ft Door per 2,500 Sf.
- One Floor Drain per 2,500 Bay
- Separately Metered - Water Billed back in CAM Charge
- Available August 1st, 2025

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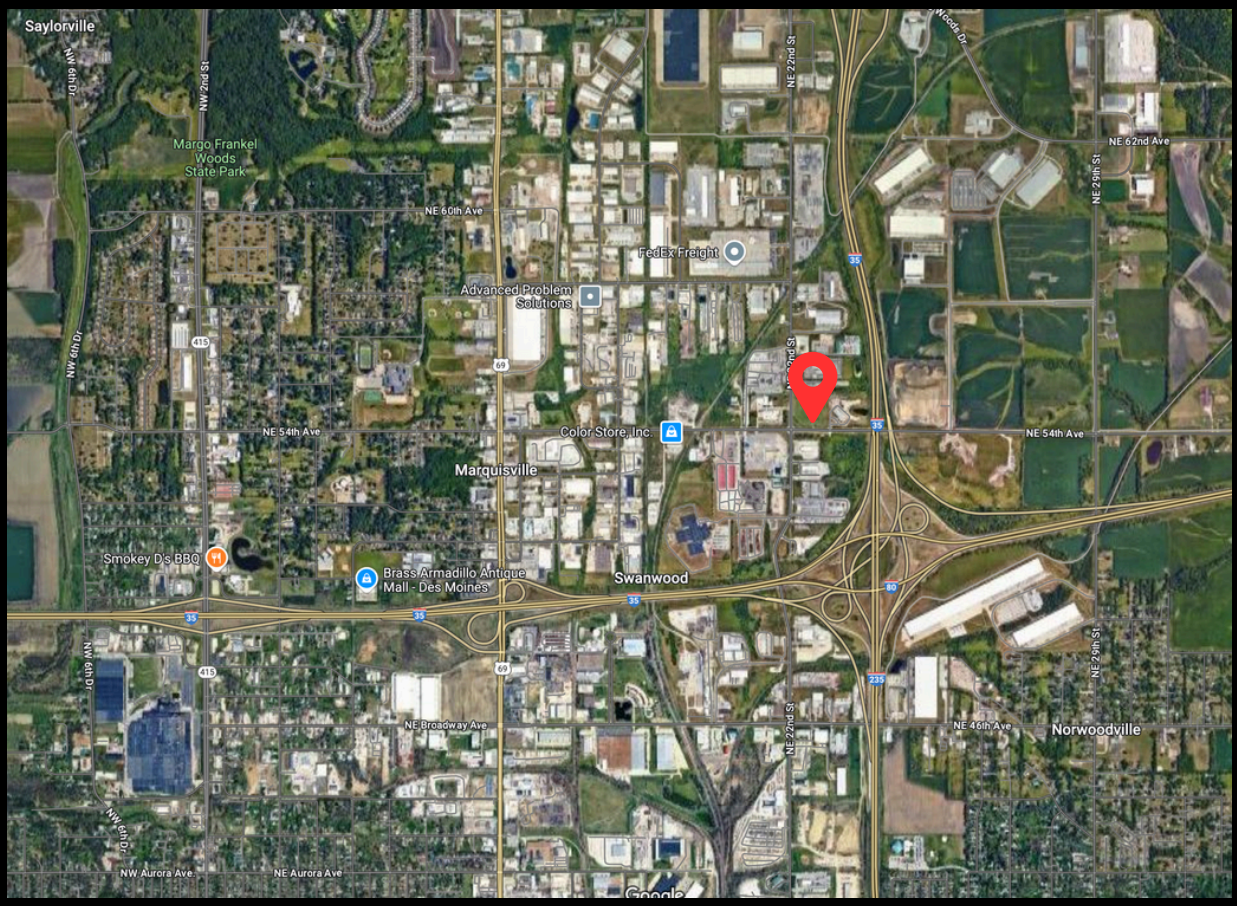
DEMOGRAPHIC DETAILS



Located right off of I-35 with great connectivity to the interstate.

Nearby Businesses:

- Bomgaars
- QuickTrip
- Casey's
- Housby
- Red Wing
- Quality Inn
- Brass Armadillo Antique
- Baymont by Wyndham
- Iowa Auto Exchange
- FedEx Freight