



CALIBER
COMPANY



INDUSTRIAL WAREHOUSE **FOR LEASE**

3850 Dixon St, Des Moines, IA 50313

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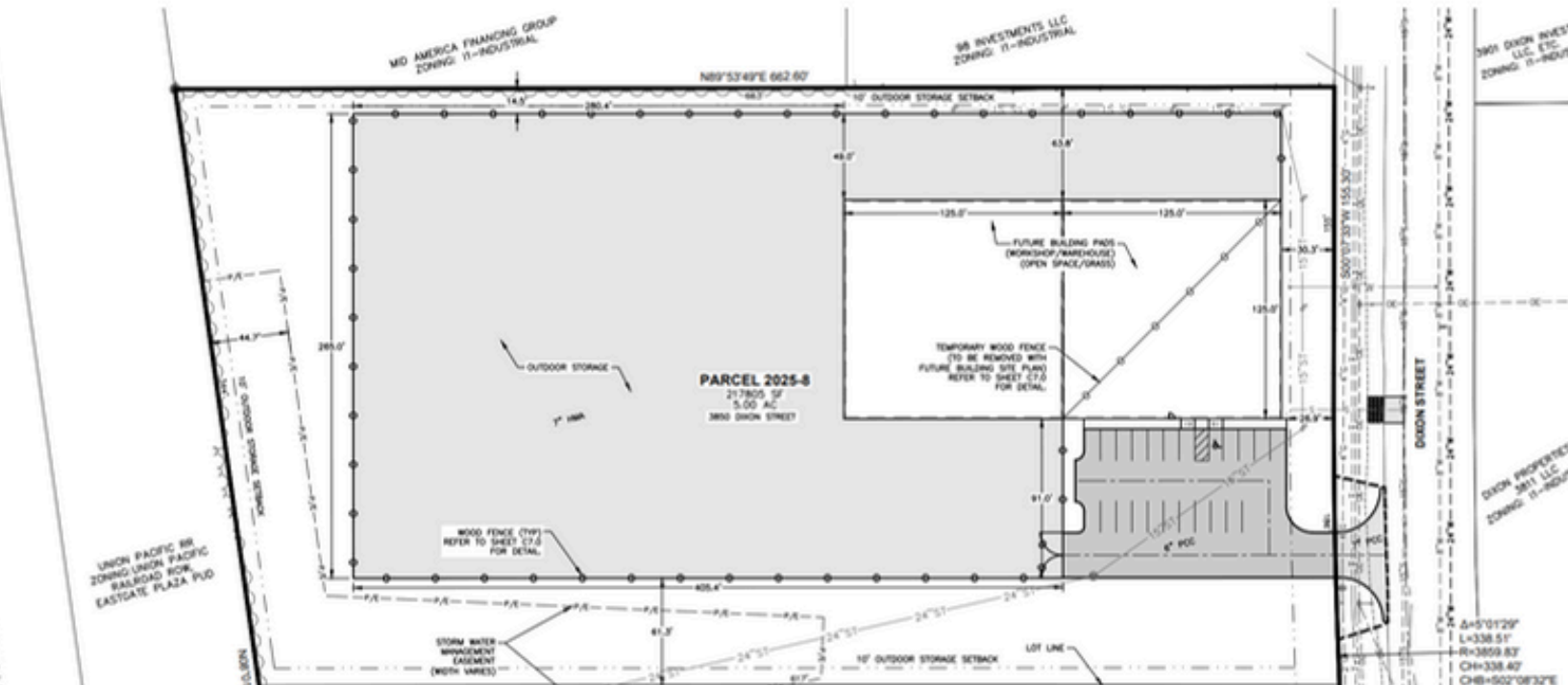
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PROPERTY DESCRIPTION

- Building Size: 31,250 SF
- Outdoor Storage: 2.25 acres (fenced)
- Ceiling Height: 24' side walls
- Overhead Doors: Four 14' x 16' drive-in doors
- Sprinkler System: ESFR
- Warehouse Heat: Four 400K BTU heaters
- Power:
 - 1200 Amp, 120/208V service with 3-phase meter mains
 - Two 400 Amp panels
 - One 100 Amp house panel (for exterior lighting)
- Surface: Paved around the building, with asphalt millings in the storage yard
- Lease Rate: \$12.50/SF NNN (includes outdoor storage, excludes office buildout)
- Availability: Ready for occupancy January 1, 2026
- Flexibility: Building size can be demised depending on timeline and tenant requirements
- Accessibility: 2 Minutes from I-235 Euclid Ave on/off ramps coming from the north and south



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PROGRESS PICTURES

