




1700 E Aurora Ave
Des Moines, Iowa

 **JLL** SEE A BRIGHTER WAY

For lease

1700 E Aurora Ave
Des Moines, Iowa

Outdoor storage and
industrial space available for
lease in Des Moines

jll.com/des-moines

Property details

Land site	3.5 acres
Lease availability	+/- 1,150 RSF (flex)
Lease rate	\$500 - \$1,000 / month (flex) \$1.25 psf (outdoor storage)
Zoning	Manufacturing (Light), Office
Access	Interstate 80 < 1.5 miles Interstate 35 < 1.5 miles Interstate 35 < 1.5 miles
Regional proximity	Omaha 138 miles Kansas City 197 miles Chicago 343 miles



1.5 miles to I-80



1.5 miles to I-35



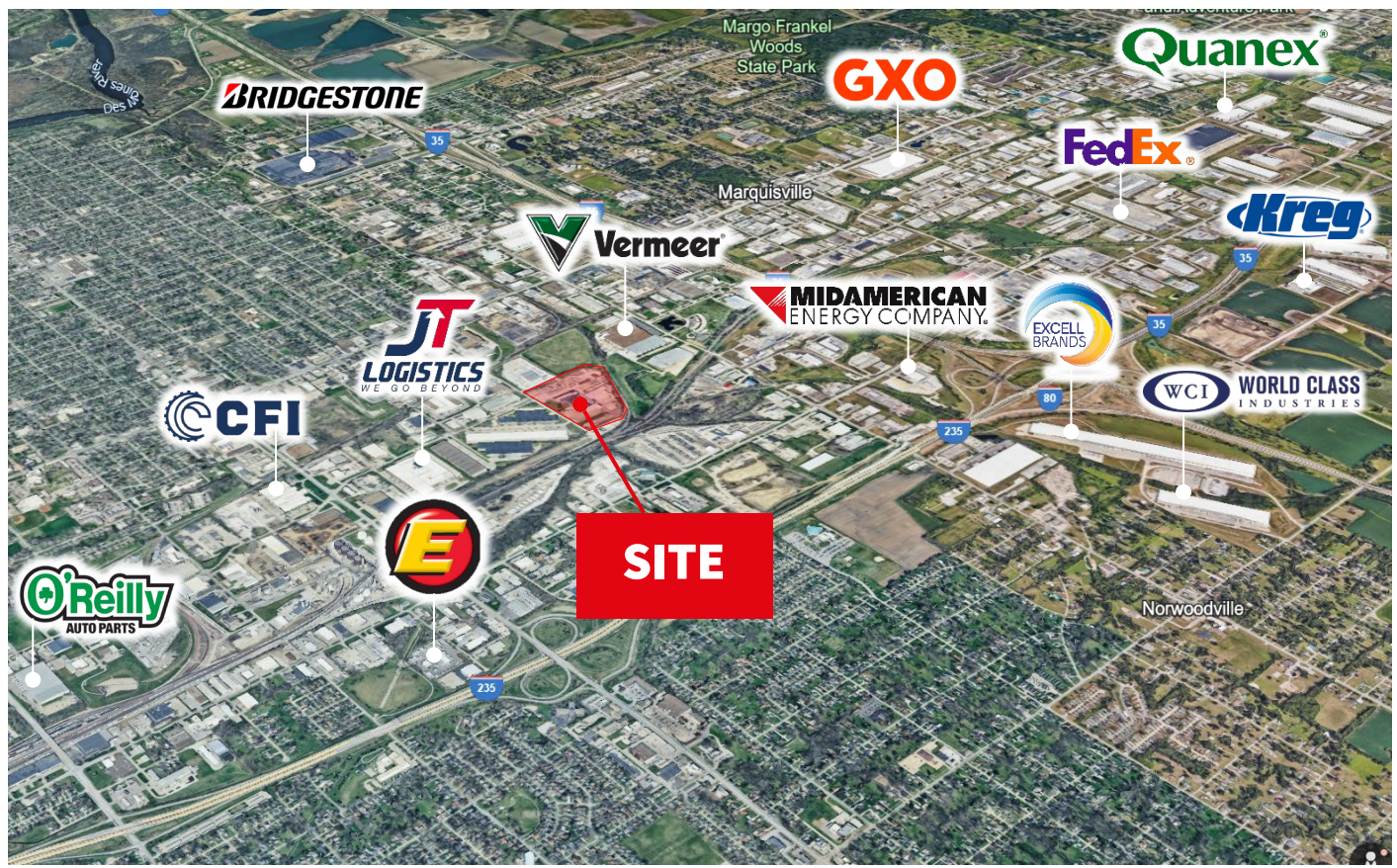
7.5 miles to Ankeny Regional Airport



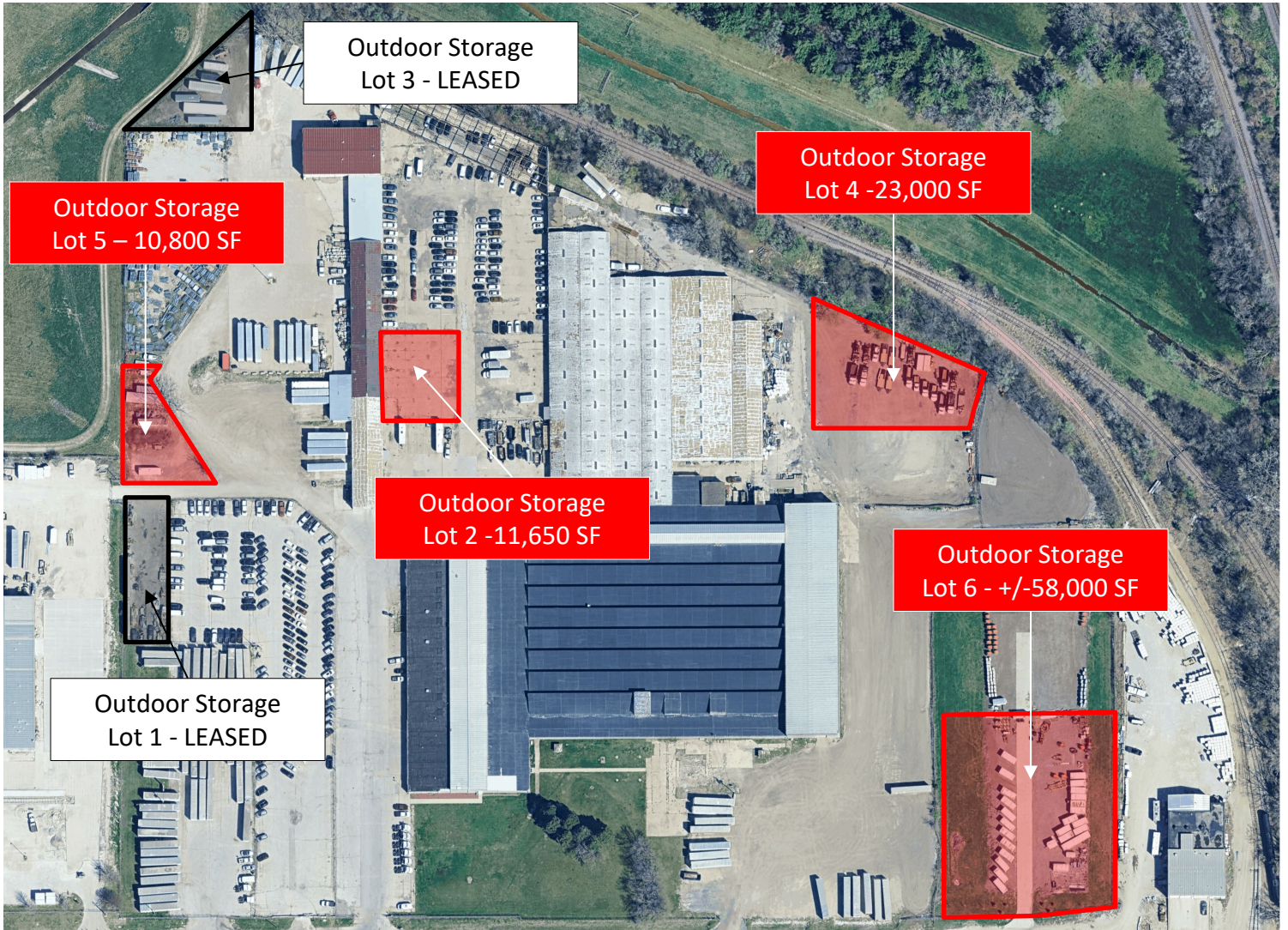
12 miles to Des Moines Int'l. Airport



7.5 miles to UPS facility



Outdoor Storage Availability



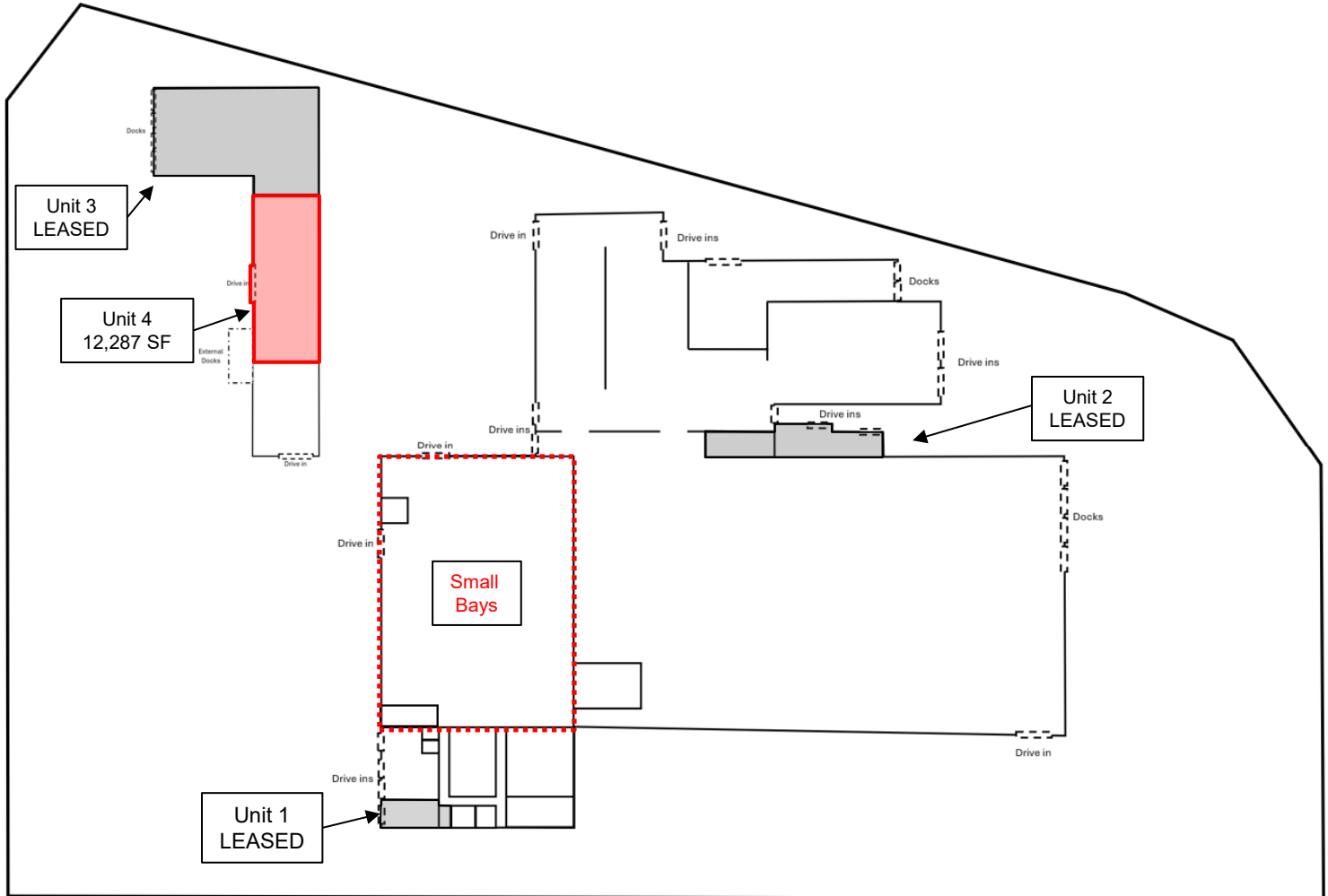
Pricing:

Lease rate: \$1.25 psf

- Site is lighted and temporary chain link fence can be installed (for additional cost)
- 24hr access/7 days a week
- Onsite property management & maintenance staff

Lot	Lot size	Lot type
Lot 1	LEASED	Asphalt Millings
Lot 2	0.30 acres	Asphalt Millings
Lot 3	LEASED	Asphalt Millings
Lot 4	0.53 acres	Asphalt Millings
Lot 5	0.25 acres	Asphalt Millings
Lot 6	1.30 acres	Asphalt Millings

Flex/Warehouse Availability

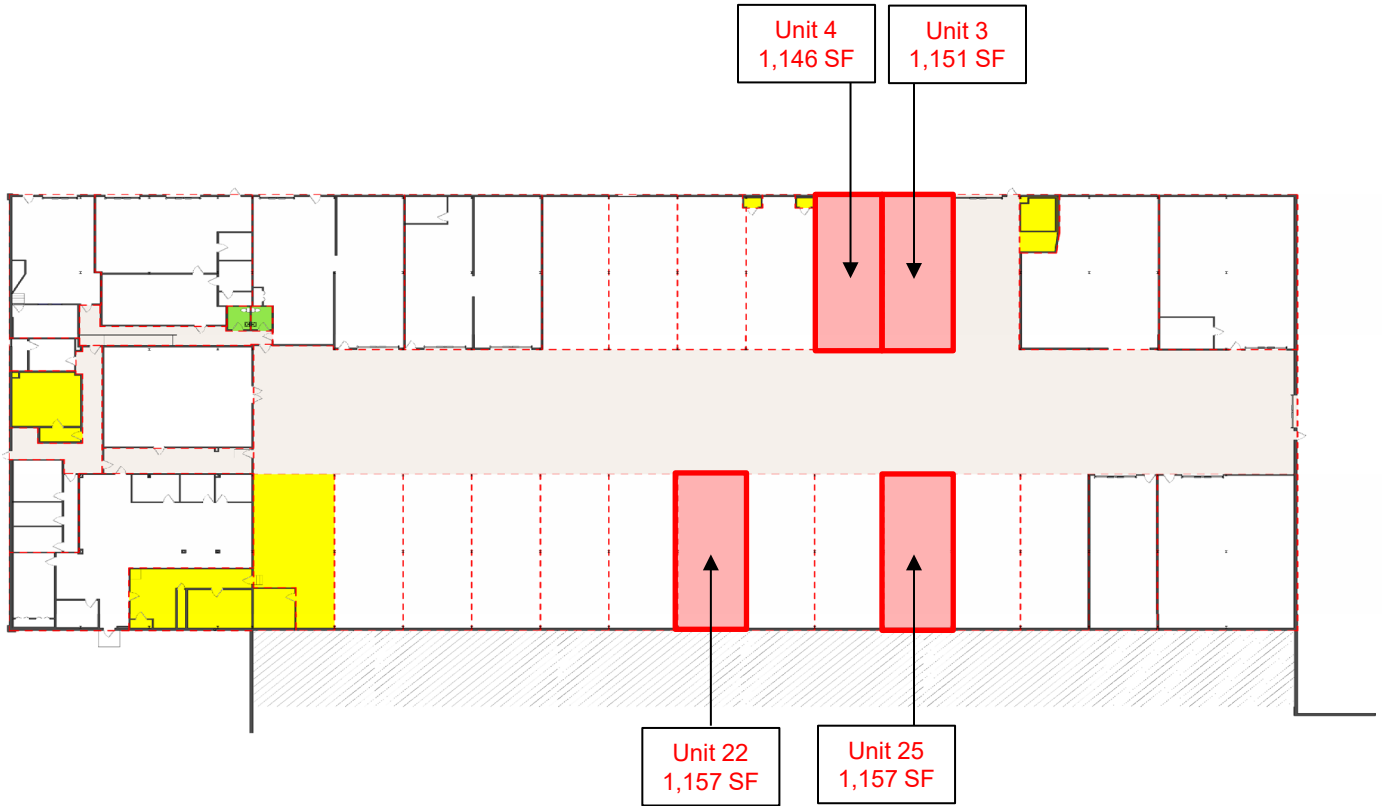


Details:

- Lease rate: \$4.50 PSF NNN
- Est. OPEX: \$1.50 PSF
- 24hr access/7 days a week
- Onsite property management & maintenance staff
- Outdoor Storage Available

Unit	Square Footage	Access
Unit 1	LEASED	1 drive-in door and small office
Unit 2	LEASED	2 drive-in doors
Unit 3	LEASED	4 dock doors
Unit 4	12,287 SF	1 drive-in door

Small Bay Availability



Pricing:

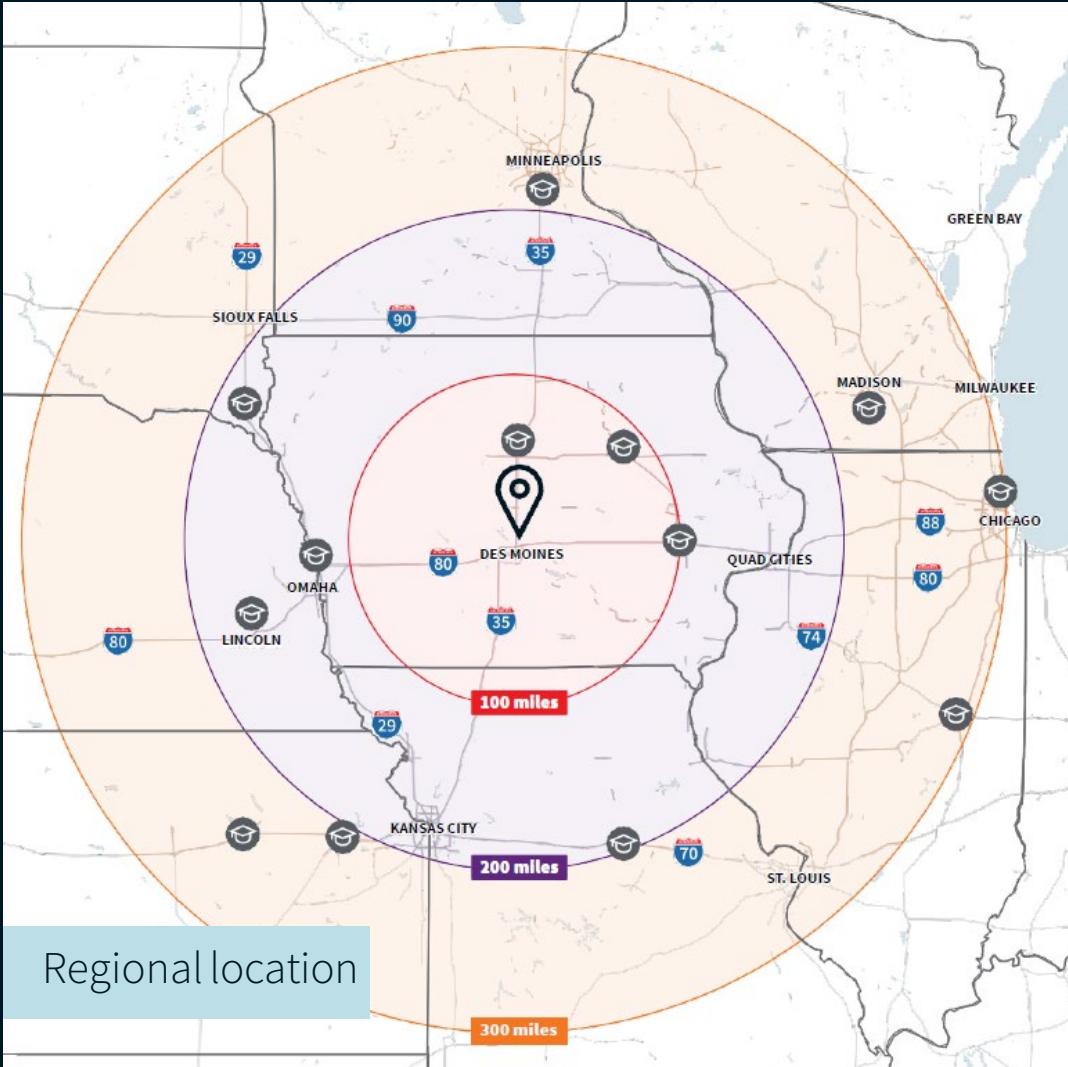
Lease rate: \$500 – \$1,000 / month

- 24hr access/7 days a week
- Onsite property management & maintenance staff
- Outdoor storage available

Unit	Square Footage	Pricing
Unit 3	1,151	\$500/month
Unit 4	1,146	\$500/month
Unit 22	1,157	\$500/month
Unit 25	1,157	\$500/month

For lease

1700 E Aurora Ave | Des Moines, Iowa 50313



Drive times to nearby cities



Omaha Nebraska	2 Hours
Minneapolis Minnesota	3.5 Hours
Kansas City Missouri	3 Hours
Chicago Illinois	5 Hours
St. Louis Missouri	5.5 Hours
Indianapolis Indiana	7 Hours

Call broker for more information

Marcus Pitts, CCIM, SIOR
Senior Managing Director
+1 515 556 4727
marcus.pitts@jll.com

Austin Hedstrom, SIOR
Executive Vice President
+1 515 414 1767
austin.hedstrom@jll.com

Michael Minard, CCIM
Senior Vice President
+1 563 508 4649
michael.minard@jll.com

Tanner Hedstrom
Vice President
+1 515 745 2734
tanner.hedstrom@jll.com

jll.com/des-moines

Jones Lang LaSalle Americas, Inc.