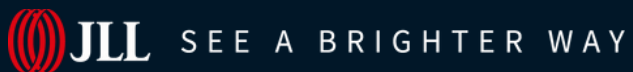




1700 E Aurora Ave
Des Moines, Iowa



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 sites	1.96 acres (85,500 SF) available
Warehouse availability	Fully leased
Lease rate	\$1.25 psf (outdoor storage)
Zoning	I2 – Heavy Industrial
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



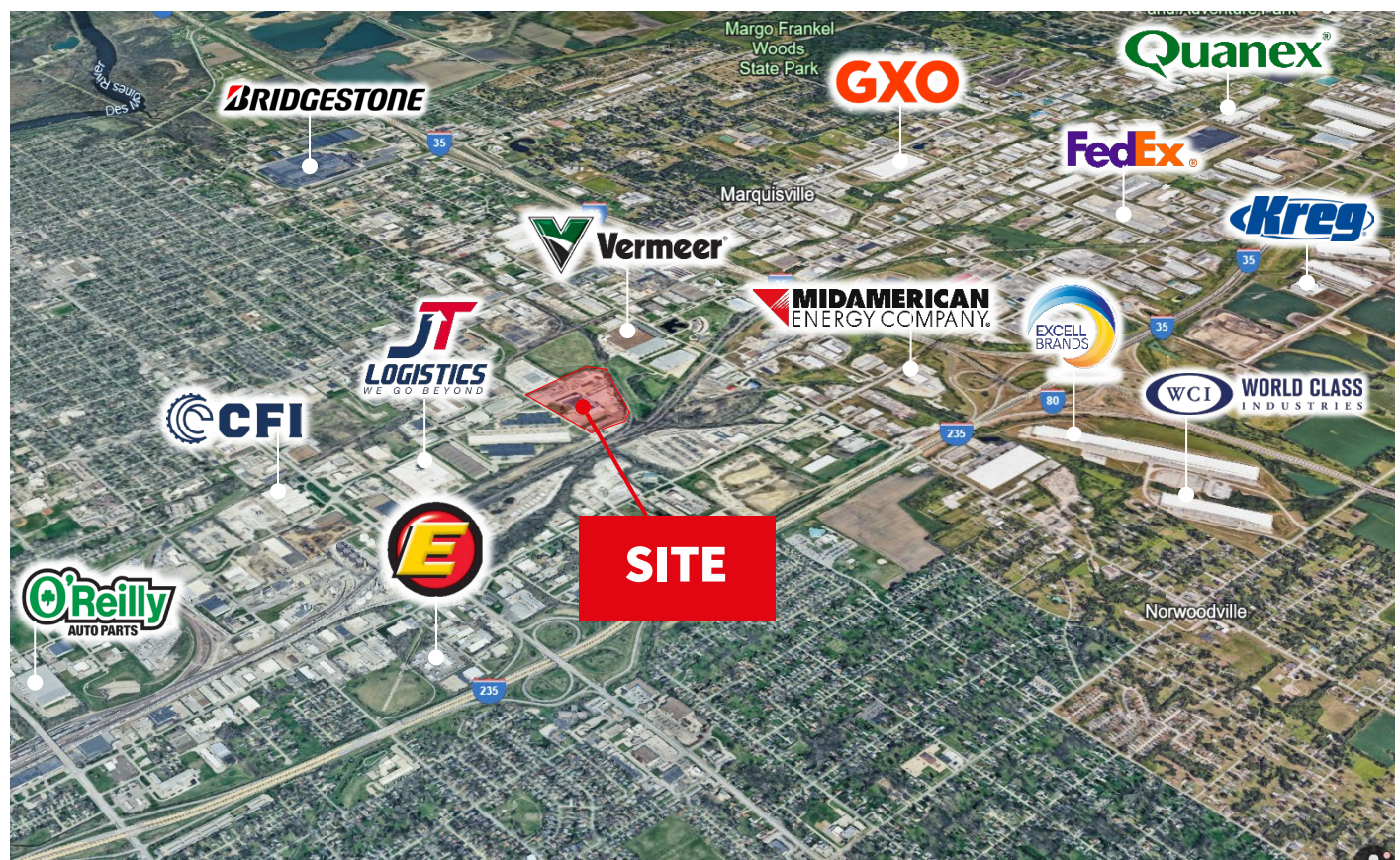
7.5 miles to
Ankeny Regional
Airport



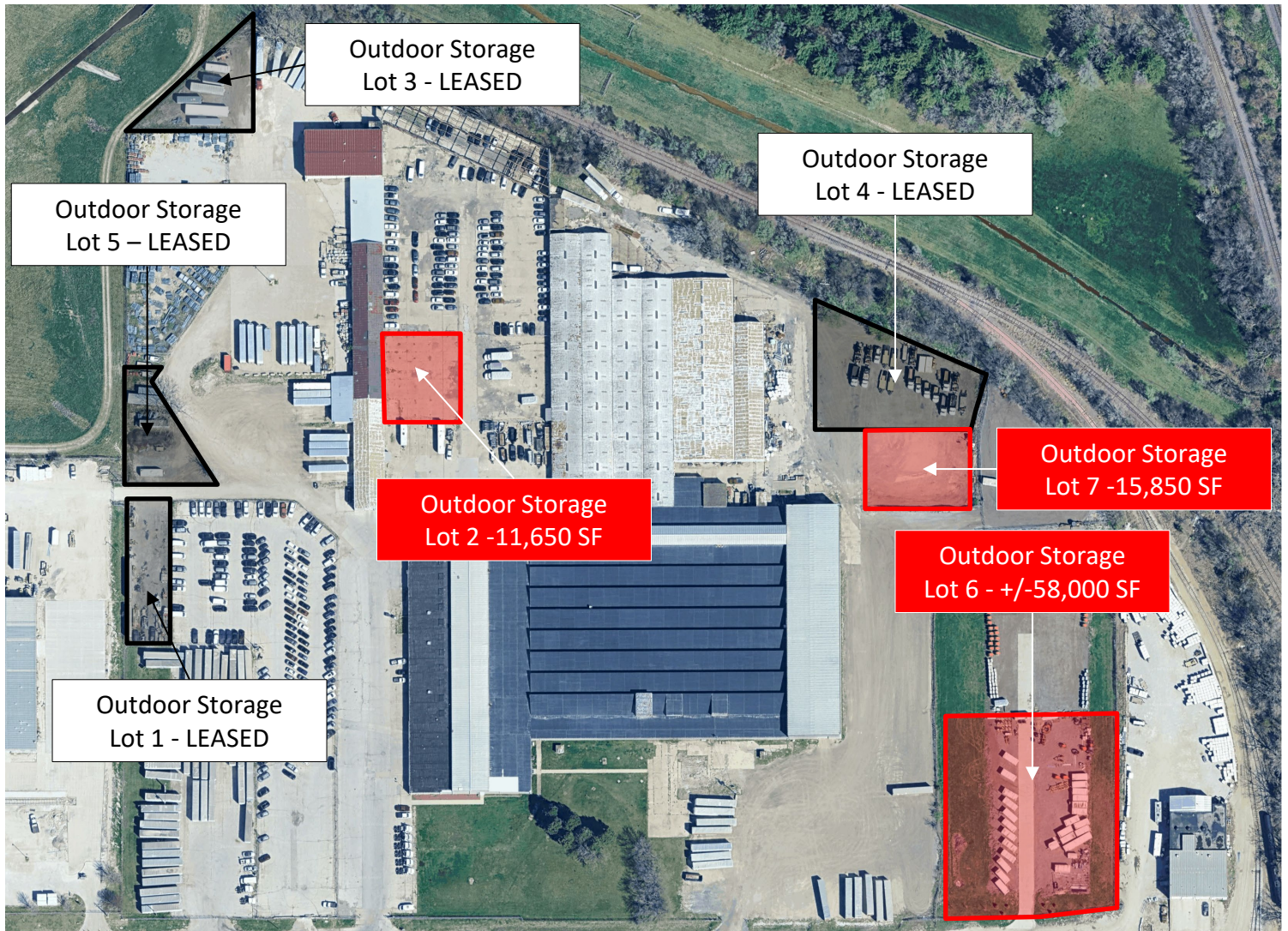
12 miles to Des
Moines Int'l.
Airport



7.5 miles to UPS
facility



Outdoor Storage Availability



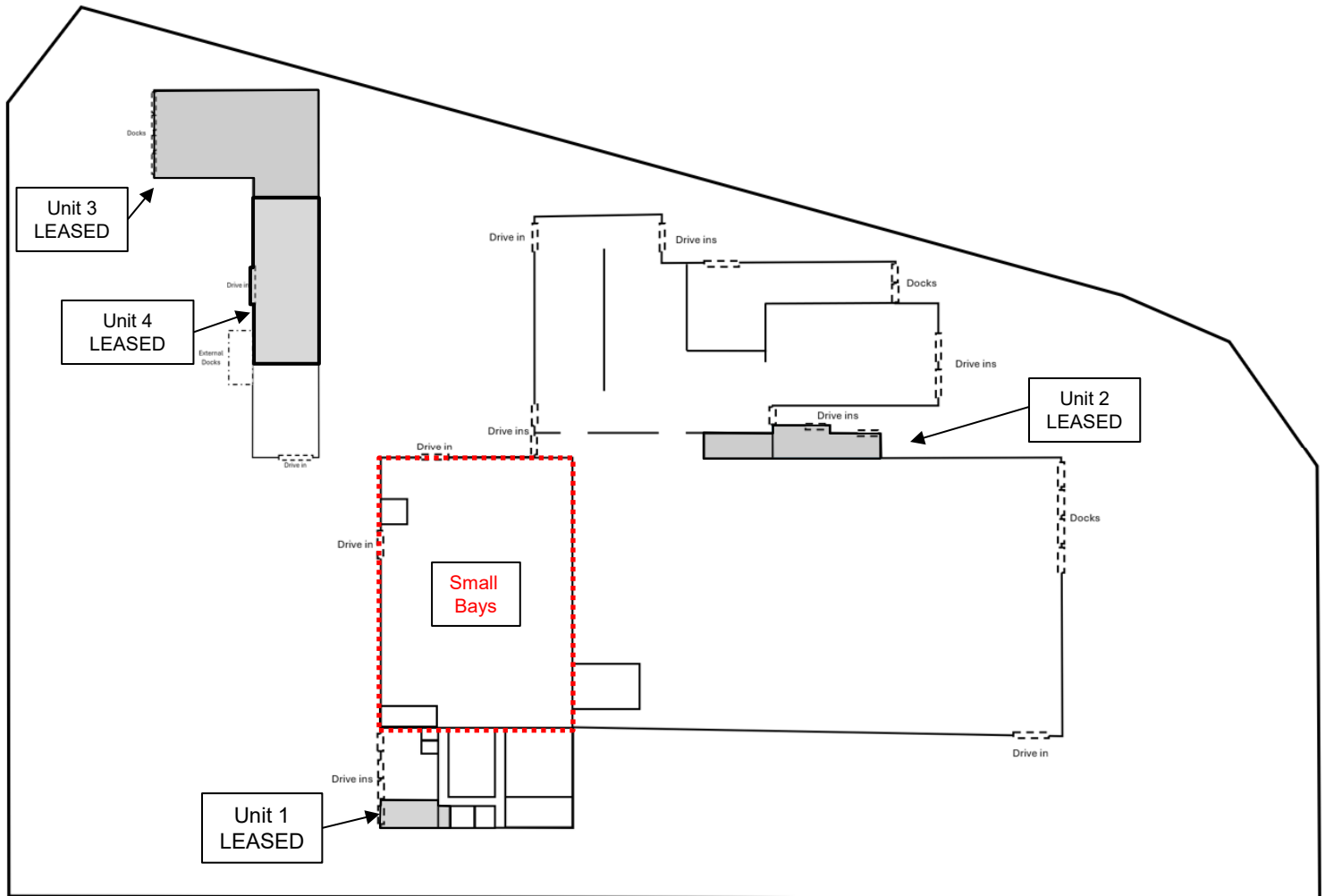
Pricing:

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	LEASED	Asphalt Millings
Lot 5	LEASED	Asphalt Millings
Lot 6	1.30 acres	Asphalt Millings
Lot 7	0.36 acres	Asphalt Millings

Flex/Warehouse Availability



Details:

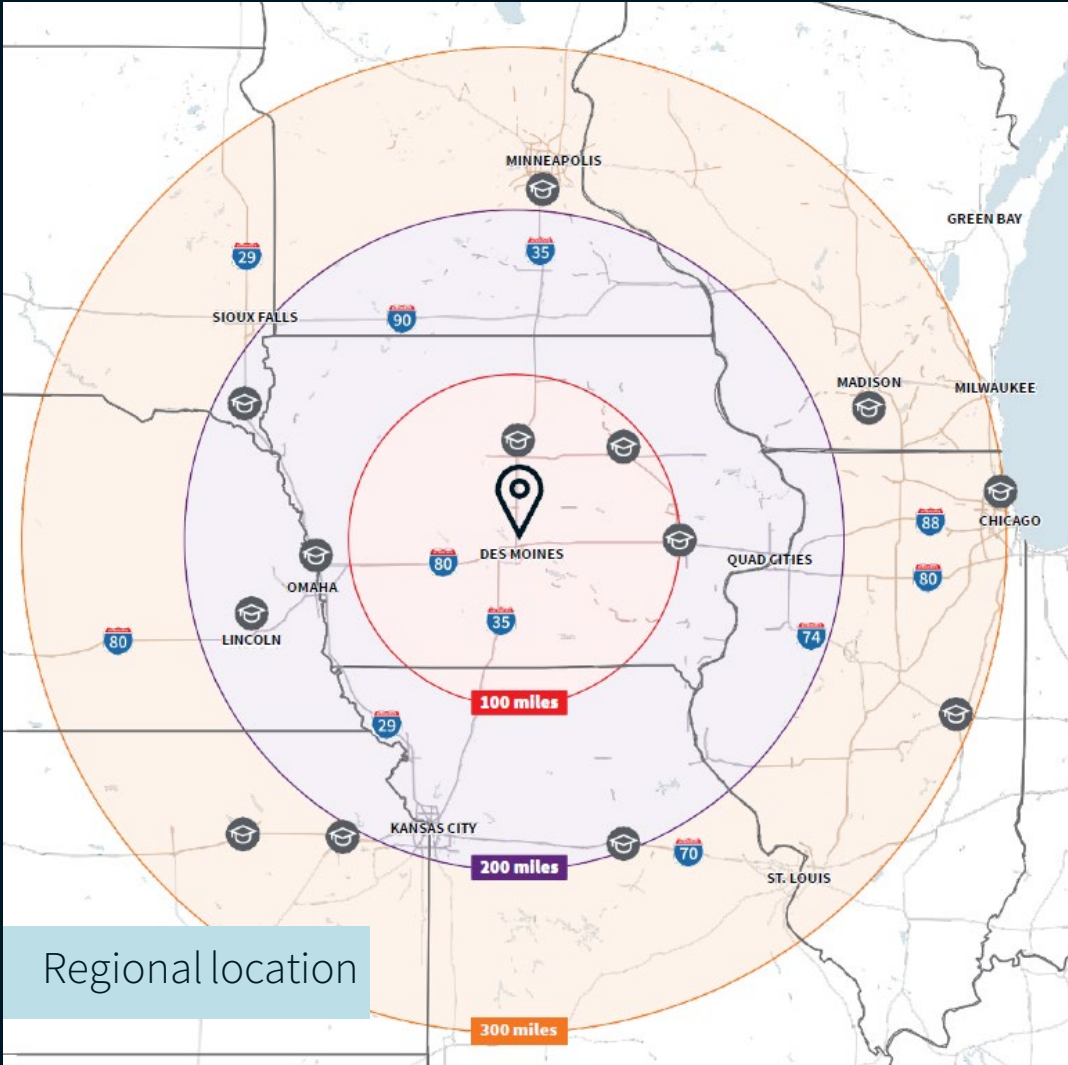
- Lease rate: \$4.50 PSF NNN
- Est. OPEX: \$1.50 PSF
- 24hr access/7 days a week
- Onsite property management & maintenance staff
- Outdoor Storage Available

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	LEASED	1 drive-in door

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

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**

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