

2164 NORTHWEST 108TH ST

INDUSTRIAL BUILDING FOR SALE

CLIVE, IOWA 50325

OFFERED AT
\$1,300,000

EXCEPTIONAL VISIBILITY • STRONG REGIONAL CONNECTIVITY • STABLE INCOME STREAM



PROPERTY OVERVIEW

Prime 1.27 acre commercial industrial property located just minutes from the I-35/I-80 interchange in Clive, IA.

This property is fully leased to an established commercial laundry and dry-cleaning operator serving the market since 1999. With approximately 8 years remaining on the current lease term, the asset provides a stable long-term cash flow with minimal landlord responsibilities.

The facility itself is designed specifically for high-volume laundry and garment processing operations and boasts a strong commercial corridor location with a proven operating history. Ultimately, this represents an ideal opportunity for 1031 exchange buyers and long-term investors seeking dependable income.

DEVELOPMENT HIGHLIGHTS

- 13,400 sqft
- 14-20 ft ceilings
- Electric: 120/480 volt 3 phase
- Close to I-35/I-80

MICK GROSSMAN

Managing Director

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KW COMMERCIAL

4001 Westown Parkway
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Keller Williams Greater Des Moines

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

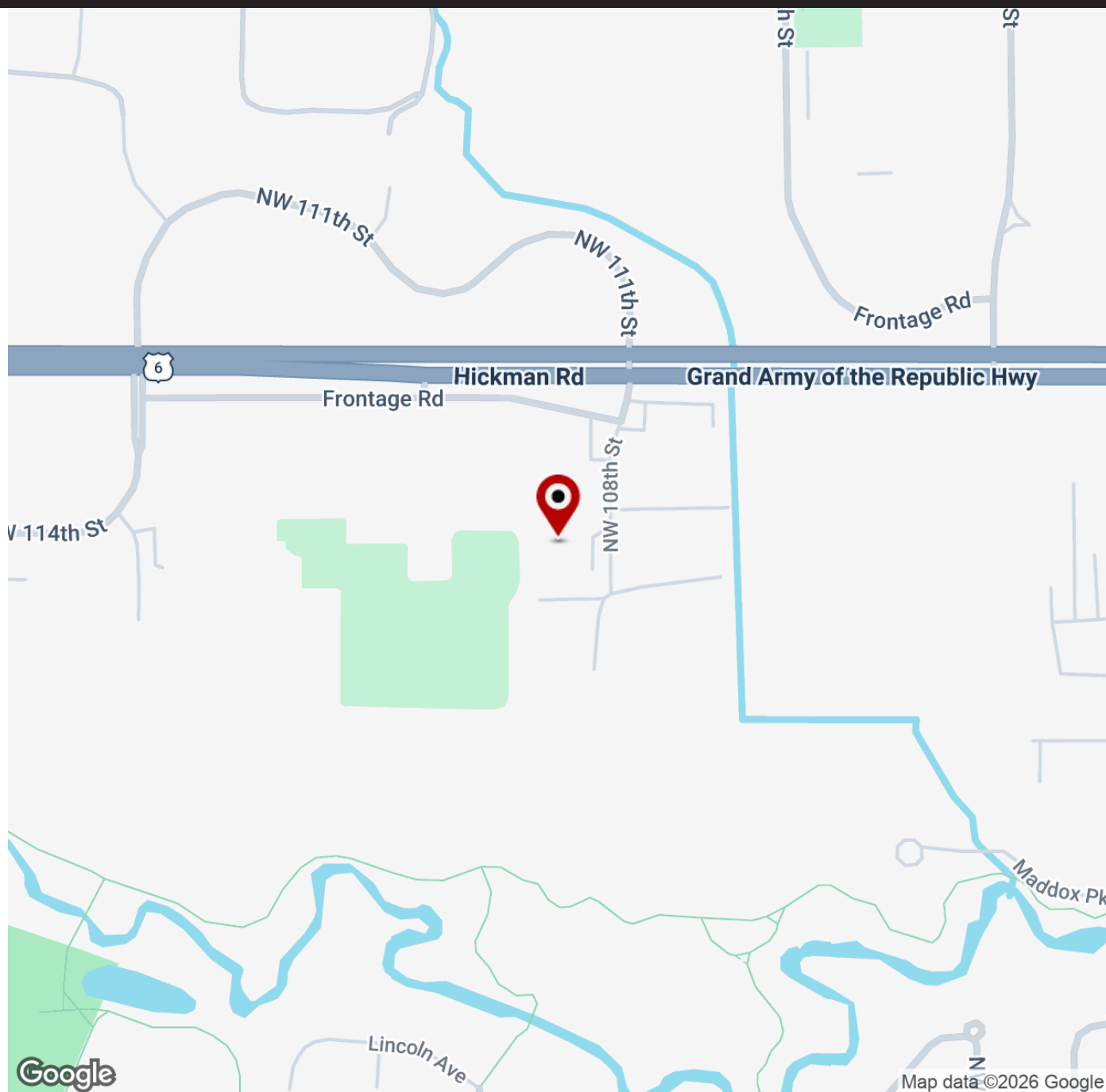
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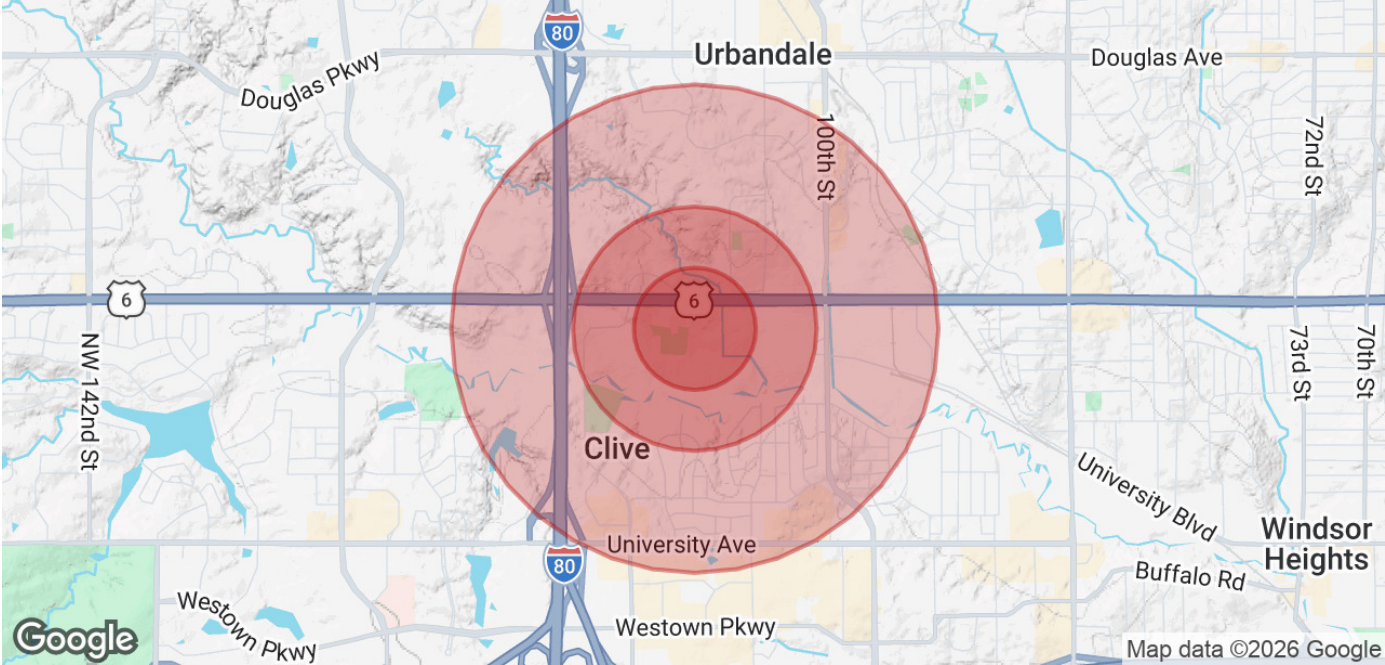
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	302	1,166	4,465
Average Age	45.3	44.1	42.6
Average Age (Male)	41.2	40.2	40.0
Average Age (Female)	49.5	48.1	45.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	121	476	1,856
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$152,056	\$141,878	\$136,323
Average House Value	\$329,796	\$323,846	\$356,628

2023 American Community Survey (ACS)

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