

INDUSTRIAL FOR SALE

1848 AND 1854 FULLER ROAD

West Des Moines, IA 50265



1848 & 1854 Fuller Rd, West Des Moines

PROPERTY DESCRIPTION

1848 & 1854 Fuller Road presents an opportunity to acquire two well-located flex industrial buildings. The property offers a mix of stable tenancy and functional flex space also with outdoor storage. 1848 Fuller Road is a multi-tenant flex industrial building with three tenants currently in place, providing diversified income. 1854 Fuller Road is a single-tenant flex industrial building, creating additional stability within the overall investment.

PROPERTY HIGHLIGHTS

- 1848 Fuller 10,750sf Multi-tenant building with three tenants
- 1854 Fuller 7,150sf: Single-tenant flex industrial building
- Outdoor storage included on site
- Mix of office and warehouse space
- Located in a strong service-industrial corridor

OFFERING SUMMARY

Sale Price:	\$2,300,000
Lot Size:	1.76 Acres
Building Size:	17,900 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	57	331	2,114
Total Population	84	663	4,870
Average HH Income	\$59,713	\$135,364	\$146,073

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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Each Office Independently Owned and Operated

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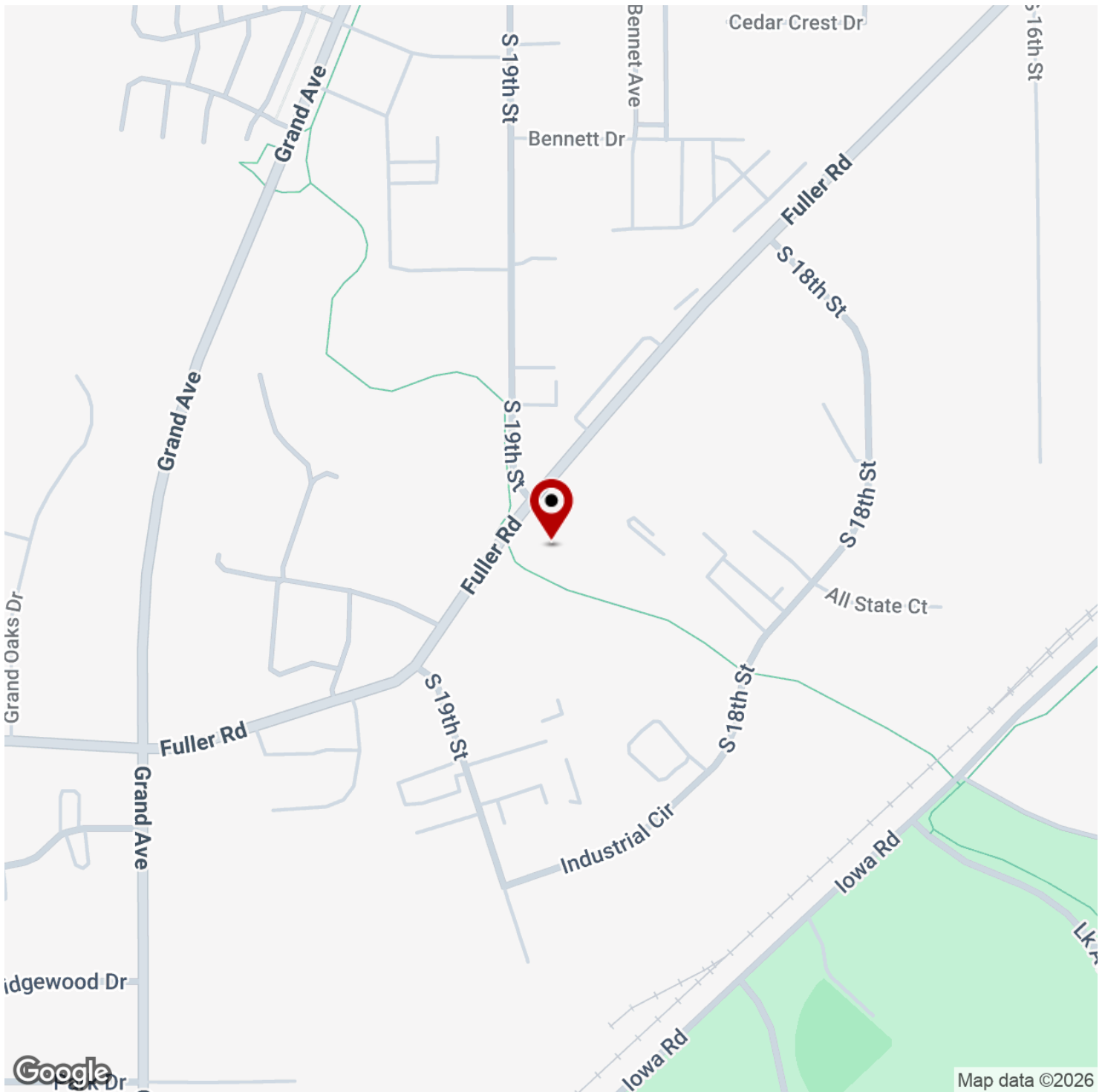
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