

INDUSTRIAL FOR SALE OR LEASE

3839 DELAWARE AVENUE

Des Moines, IA 50313



PROPERTY DESCRIPTION

5,817 SF M-1 industrial shop near I-35/80 with two large open areas, floor drains, air lines, and 400 Amp / 220 Volt power. 14' drive-in door, 3 offices, 3 restrooms, kitchenette, fenced outdoor storage, and ample parking.

For Sale: \$875,000 | For Lease: \$10.00/SF NNN

PROPERTY HIGHLIGHTS

- 5,817 SF Industrial Shop | M-1 Zoning
- For Sale: \$875,000 | For Lease: \$10.00/SF NNN
- Excellent Access to I-35/80
- Two Large Open Shop Areas
- 14' Drive-In Door
- 400 Amp / 220 Volt Power (Heavy Power)
- Floor Drains + Existing Air Lines
- 3 Offices | 3 Restrooms | Kitchenette
- Fenced Outdoor Storage

OFFERING SUMMARY

Sale Price:	\$875,000.00 10.00 NNN
Building Size:	5,817 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	62	437	2,013
Total Population	189	1,153	5,119
Average HH Income	\$58,592	\$65,587	\$71,805

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.

MICK GROSSMAN
Managing Director
O: 515.771.3299
mickg@kwcommercial.com

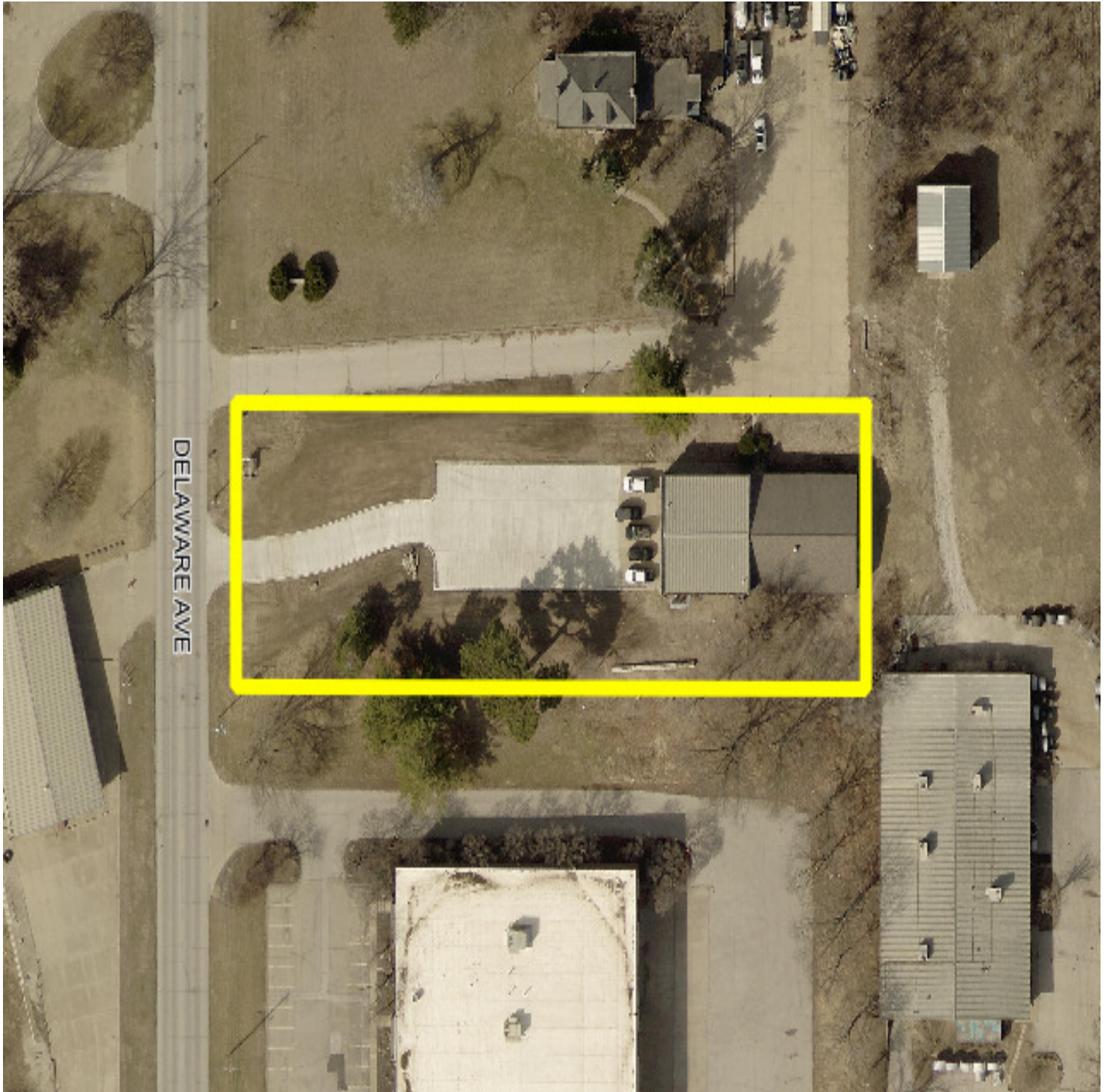
KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

Each Office Independently Owned and Operated

INDUSTRIAL FOR SALE

3839 DELAWARE AVENUE

Des Moines, IA 50313



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.

MICK GROSSMAN
Managing Director
O: 515.771.3299
mickg@kwcommercial.com

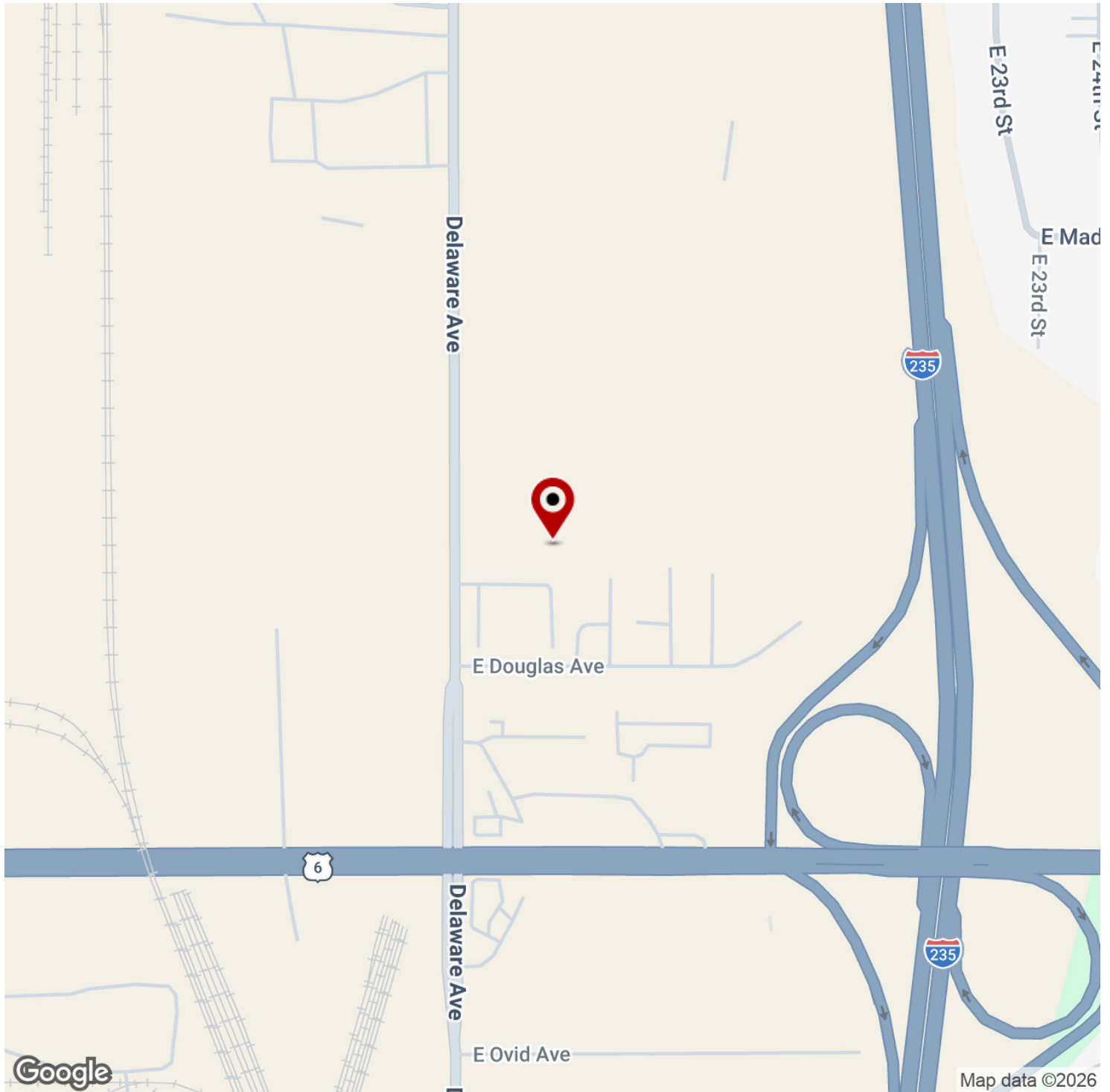
KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

Each Office Independently Owned and Operated

INDUSTRIAL FOR SALE

3839 DELAWARE AVENUE

Des Moines, IA 50313



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.

MICK GROSSMAN
Managing Director
O: 515.771.3299
mickg@kwcommercial.com

KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

Each Office Independently Owned and Operated