

# ALTOONA INDUSTRIAL LAND 5697 34TH AVE. NW, ALTOONA, IA



# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

5697 34th Ave. NW is located just east of Facebook's Data Center and north of I-80 with excellent interstate visibility. The site is in close proximity to Adventureland Park, Prairie Meadows, Bass Pro Shop, Outlets of Des Moines, and the new Amazon Fulfillment Center.

## PROPERTY INFORMATION

- Up to 13.5 acres available for Sale or Build-to-Suit
- Excellent interstate visibility
- Ideal for flex/warehouse and light industrial uses
- Currently zoned M-1
- ADT of 60,000+ vehicles
- Adjacent to Facebook's Data Center and close proximity to the new Amazon Fulfillment Center
- Water to site
- All other utilities in close proximity
- Convenient Access to I-80/35 and HWY 65



## OFFERING SUMMARY

|              |            |
|--------------|------------|
| Sales Price: | Negotiable |
| Lot Size:    | 13.5 Acres |

| DEMOGRAPHICS      | 2 MILES  | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 3,669    | 24,587   | 114,740  |
| Total Population  | 9,329    | 62,872   | 279,371  |
| Average HH Income | \$75,702 | \$76,560 | \$74,744 |

For More Information, Contact:

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# AERIAL



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