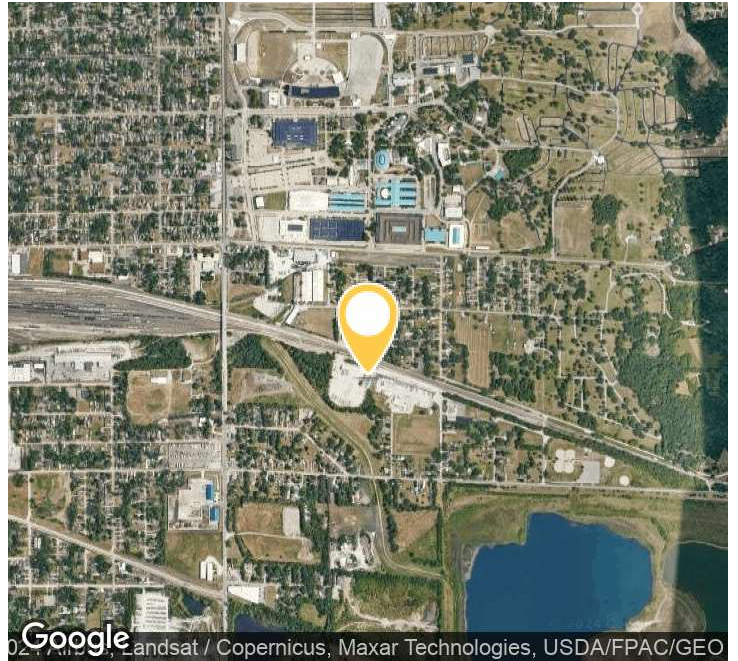


FOR SALE

# 190 SE 34TH ST

190 SE 34TH ST DES MOINES, IA 50317



## PROPERTY DESCRIPTION

This unique offering just south of the Iowa State Fairgrounds provides 22,668 square feet of warehouse space across three buildings situated on more than seven acres of land zoned for heavy industrial use.

## PROPERTY HIGHLIGHTS

- Zoned primarily I2 Industrial District (heavy industrial); less than 5% of the parcel is also zoned F Floodway District
- Multiple buildings on the premises:
- Building One: 15,756 sf, steel frame, concrete block construction built in 1966
- Building Two: 6,204 sf, Lester Building built in 1992
- Building Three: 672 sf, steel frame, metal building built in 2005

## OFFERING SUMMARY

<b>Sale Price:</b>	\$985,000
<b>Lot Size:</b>	7.663 Acres
<b>Building Size:</b>	22,668 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
<b>Total Households</b>	1,404	7,555	20,812
<b>Total Population</b>	3,801	19,908	54,886
<b>Average HH Income</b>	\$60,638	\$75,758	\$78,034



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