

For Sale

# Industrial

70,660 SF



## 1800 Hull Ave

Des Moines, Iowa 50313

### Property Highlights

- NOI \$353,300
- 1200 Amp - 3 Phase Service
- Three Dock High Doors
- Two 20' Drive-In Doors
- Four 12' Drive-In Doors
- 90 Parking Spots
- Roof Replaced In 2014
- Fully Sprinkled

### Property Description

70,660 SF Industrial with over 9k SF office on 5.3 acres located in NE Des Moines. Internal Clear Height Range Estimate 13' - 23'. Current tenant NNN lease is through May 2025.

### OFFERING SUMMARY

<b>Sale Price</b>	\$4,400,000
<b>Lot Size</b>	5.33 Acres
<b>Building Size</b>	70,660 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	8,812	\$54,252
<b>2 Miles</b>	37,628	\$53,117
<b>3 Miles</b>	72,738	\$52,226

For more information

**Matt T. Connolly**

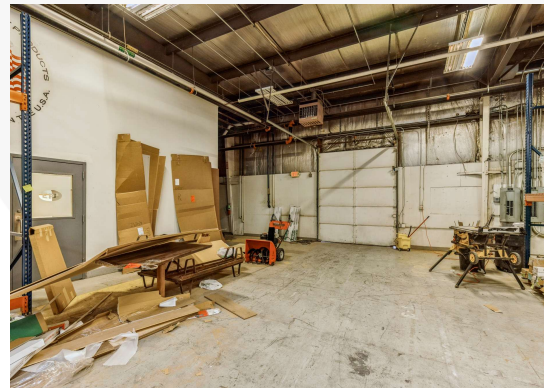
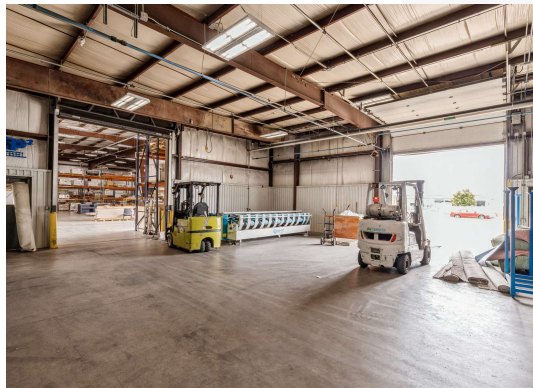
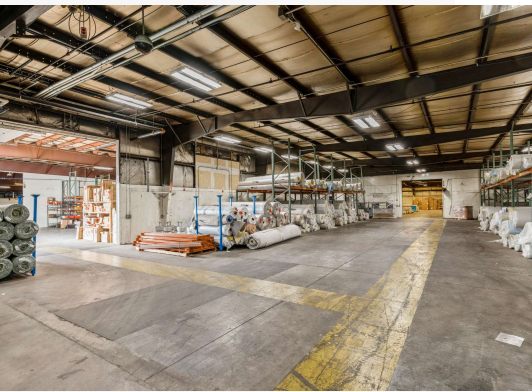
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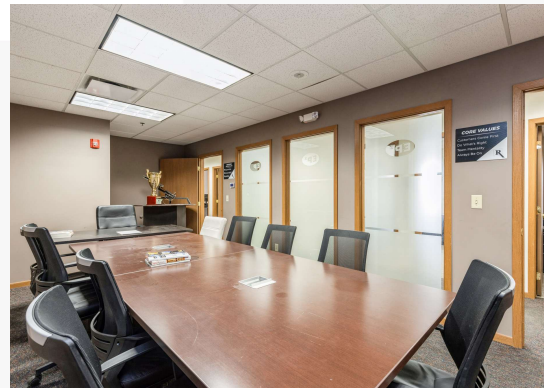


# Additional Photos





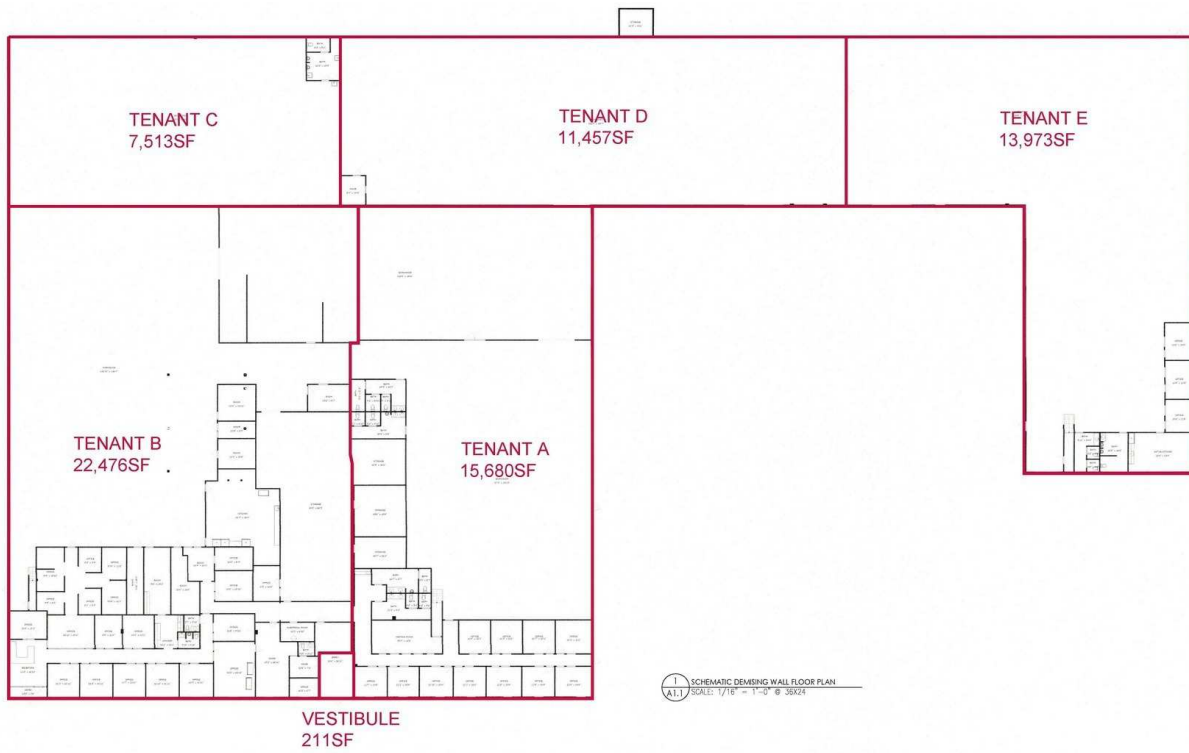
# Additional Photos



For Sale

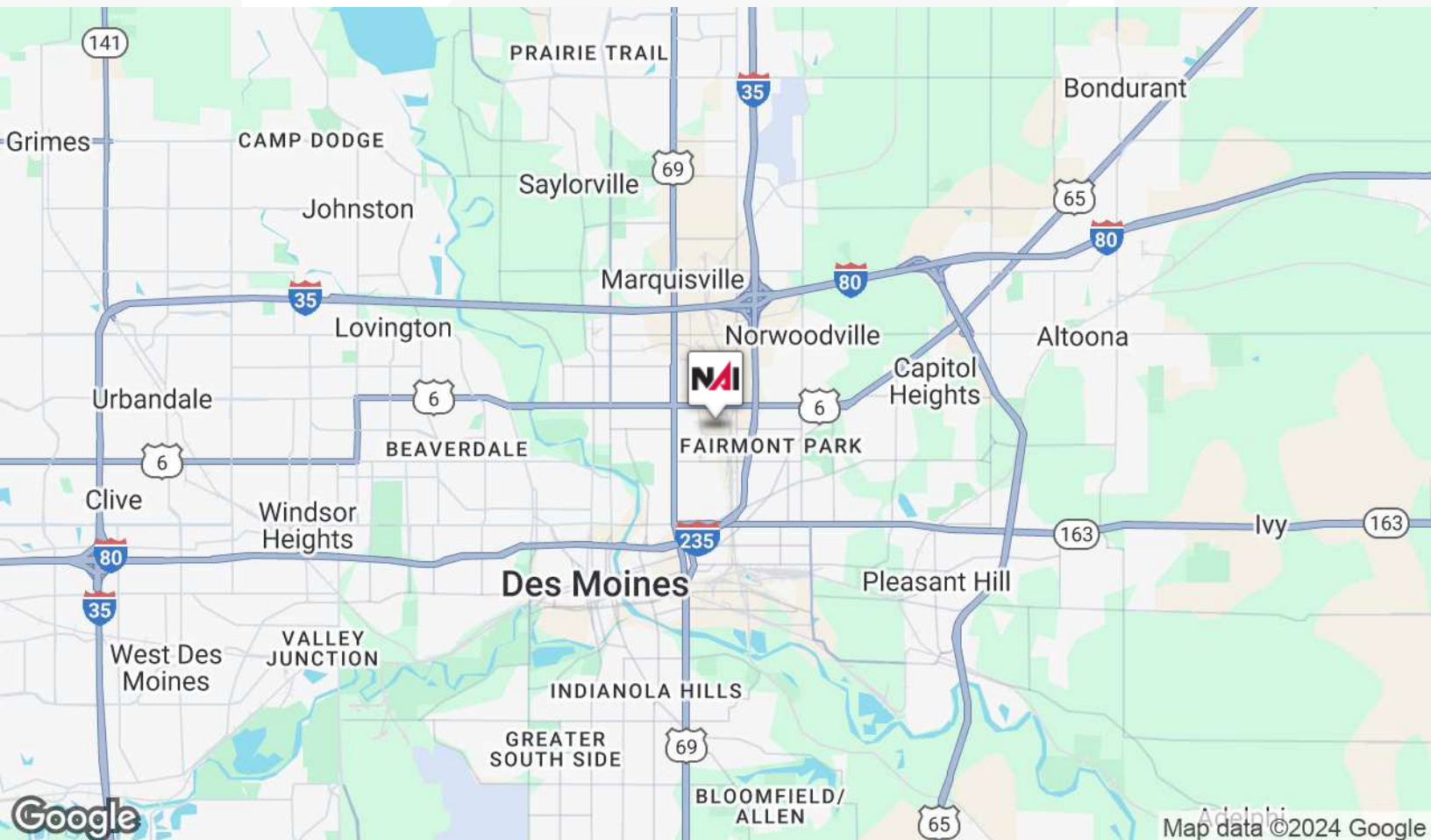
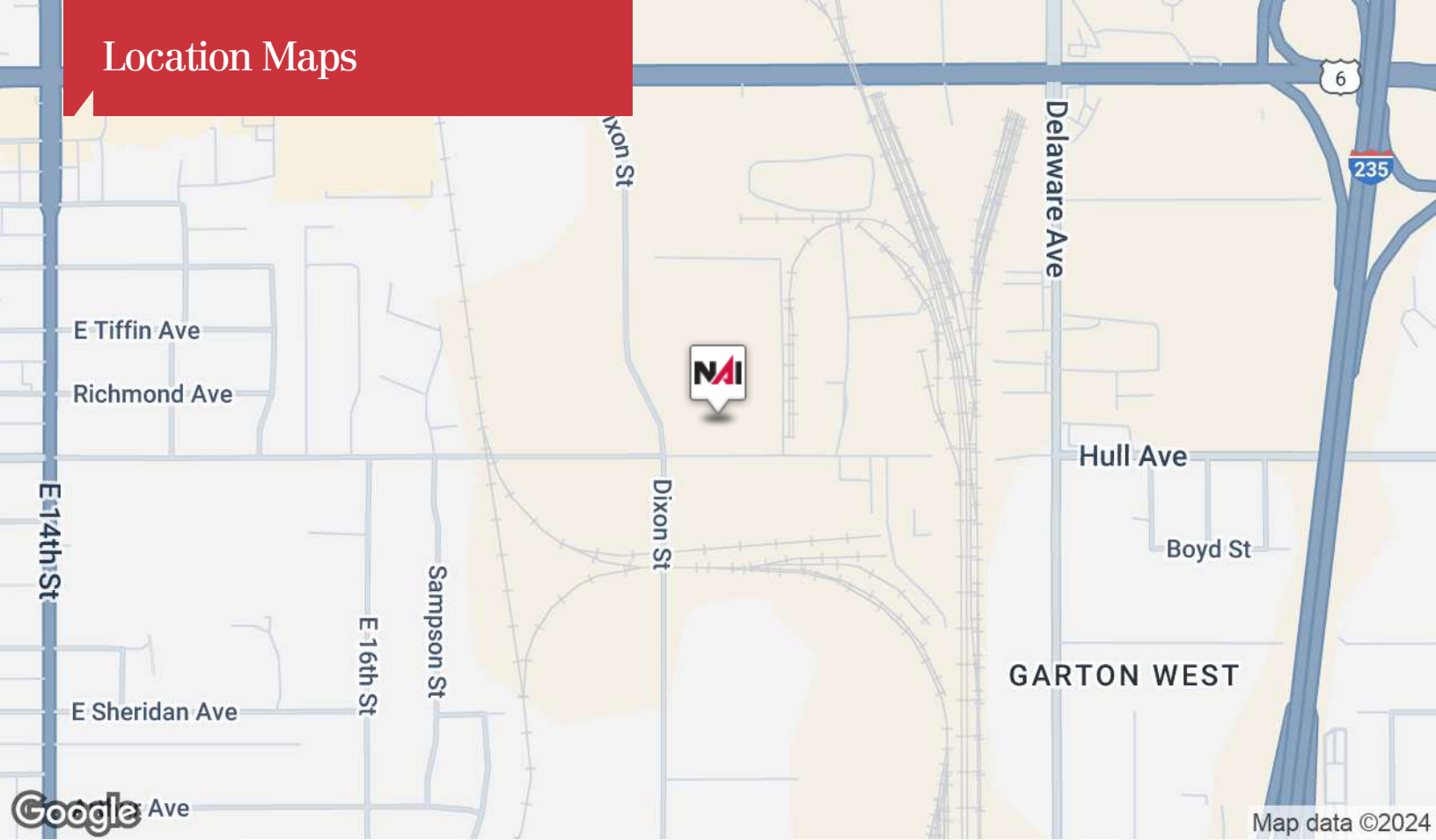
# Potential Demised Units

70,660 SF | \$4,400,000

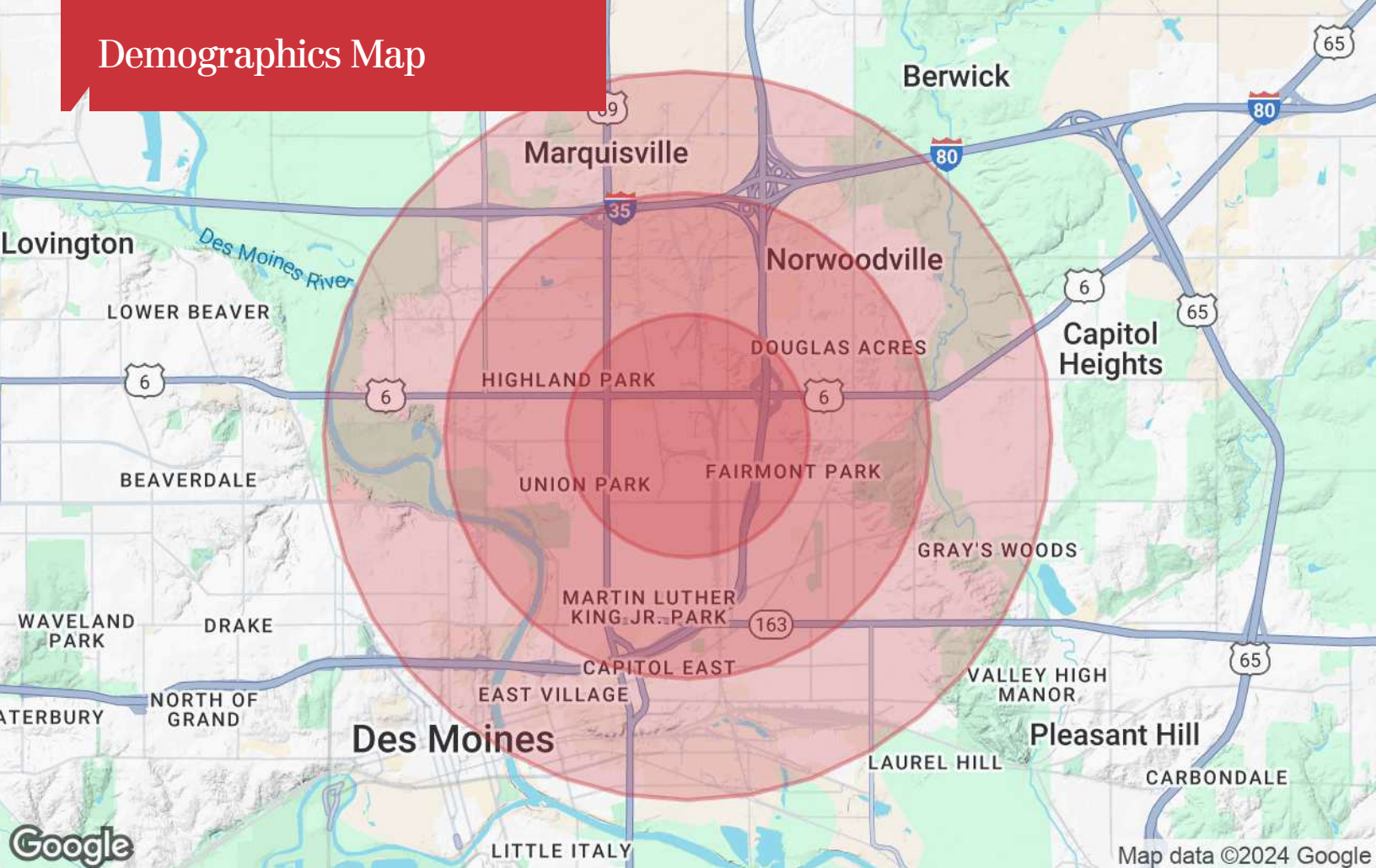




# Location Maps



# Demographics Map



## Population

	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	8,812	37,628	72,738
MEDIAN AGE	32.7	36.0	35.1
MEDIAN AGE (MALE)	30.8	34.2	33.7
MEDIAN AGE (FEMALE)	33.5	37.8	37.0

## Households & Income

	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	3,101	14,556	29,445
# OF PERSONS PER HH	2.8	2.6	2.5
AVERAGE HH INCOME	\$54,252	\$53,117	\$52,226
AVERAGE HOUSE VALUE	\$113,187	\$109,692	\$111,057

\* Demographic data derived from 2020 ACS - US Census