



SALE PRICE

\$8,900,000

OFFERING SUMMARY

Total Size:	14.68 AC
Building SF:	134,500 SF
Zoning:	II - Industrial District

PROPERTY HIGHLIGHTS

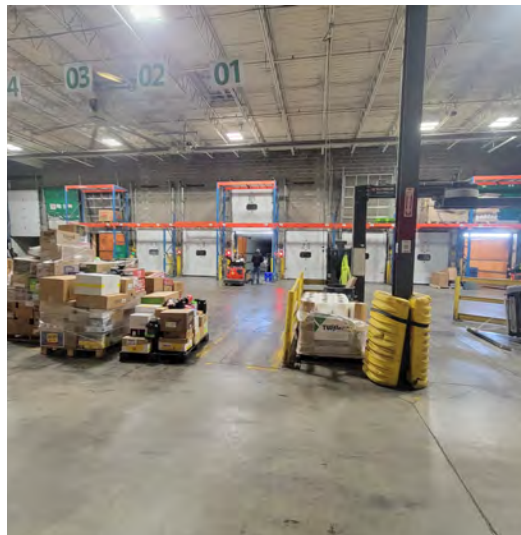
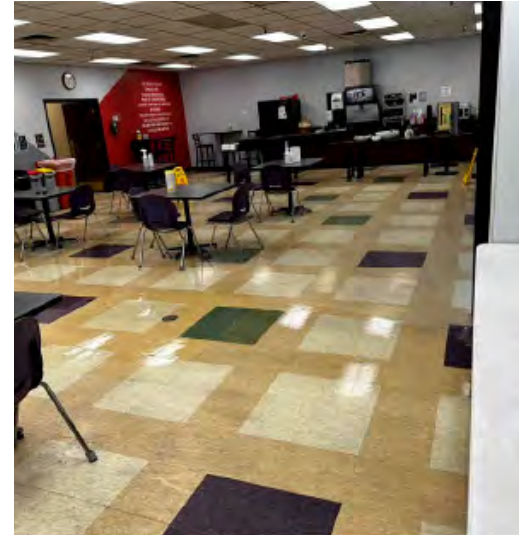
- Expansive 134,500 square feet of versatile industrial space.
- Modern design and sturdy construction ensure long-term durability and efficiency.
- Strategically positioned in Des Moines' bustling industrial district, offering excellent connectivity to major transportation routes.
- Featuring a total of 23 dock doors, facilitating smooth loading and unloading operations.
- 30' clear height in 29,700 SF & 24' clear height in 90,800 SF provide ample vertical space, ideal for accommodating large equipment and machinery.
- Versatile layout allows for seamless workflow and productivity optimization.
- Ideal investment opportunity for businesses seeking a strategic location in Des Moines' dynamic economic landscape.
- Ample parking space for employees and visitors, enhancing convenience and accessibility.
- 4.94 acres of land providing expansion opportunities or additional development potential

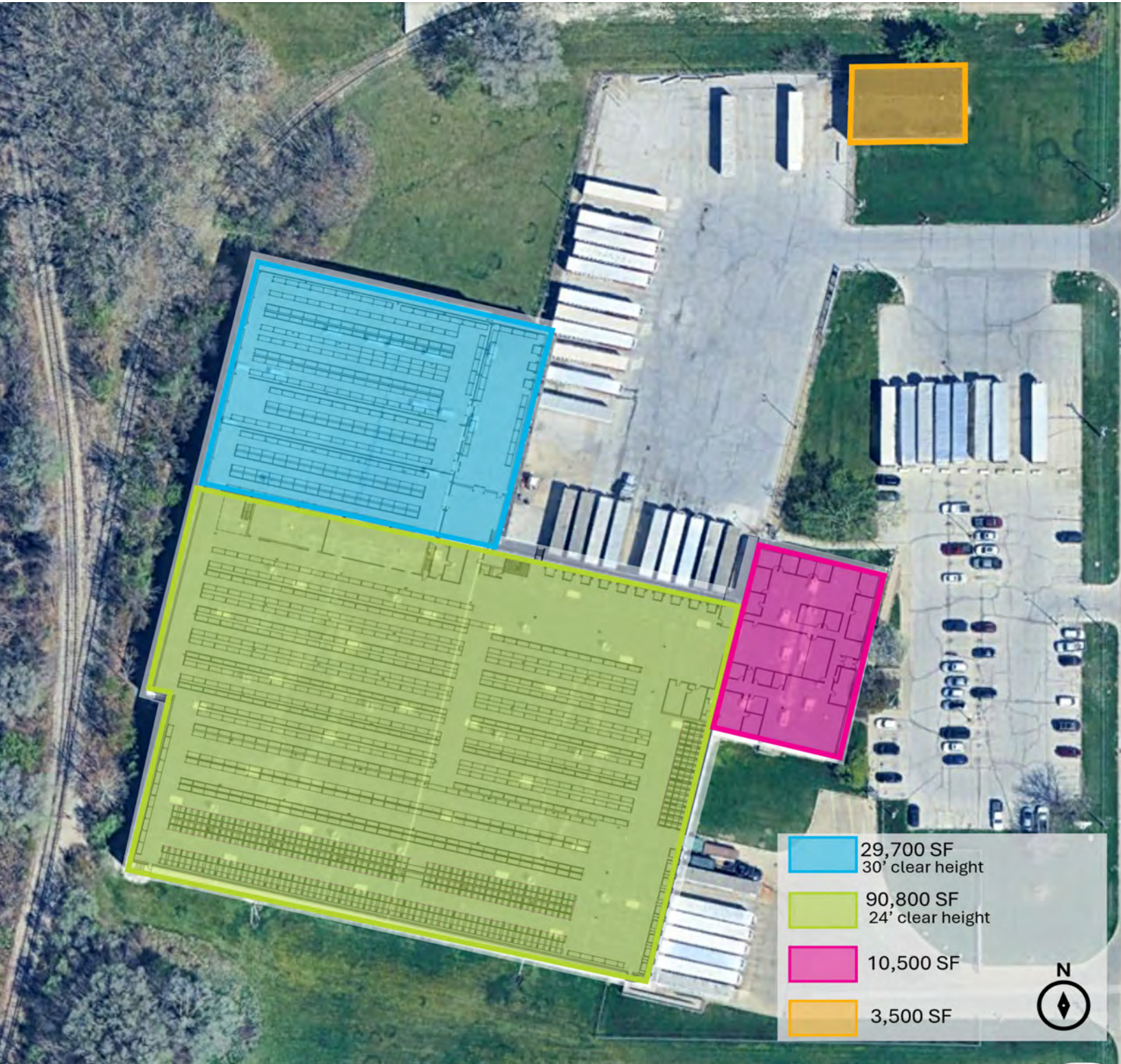
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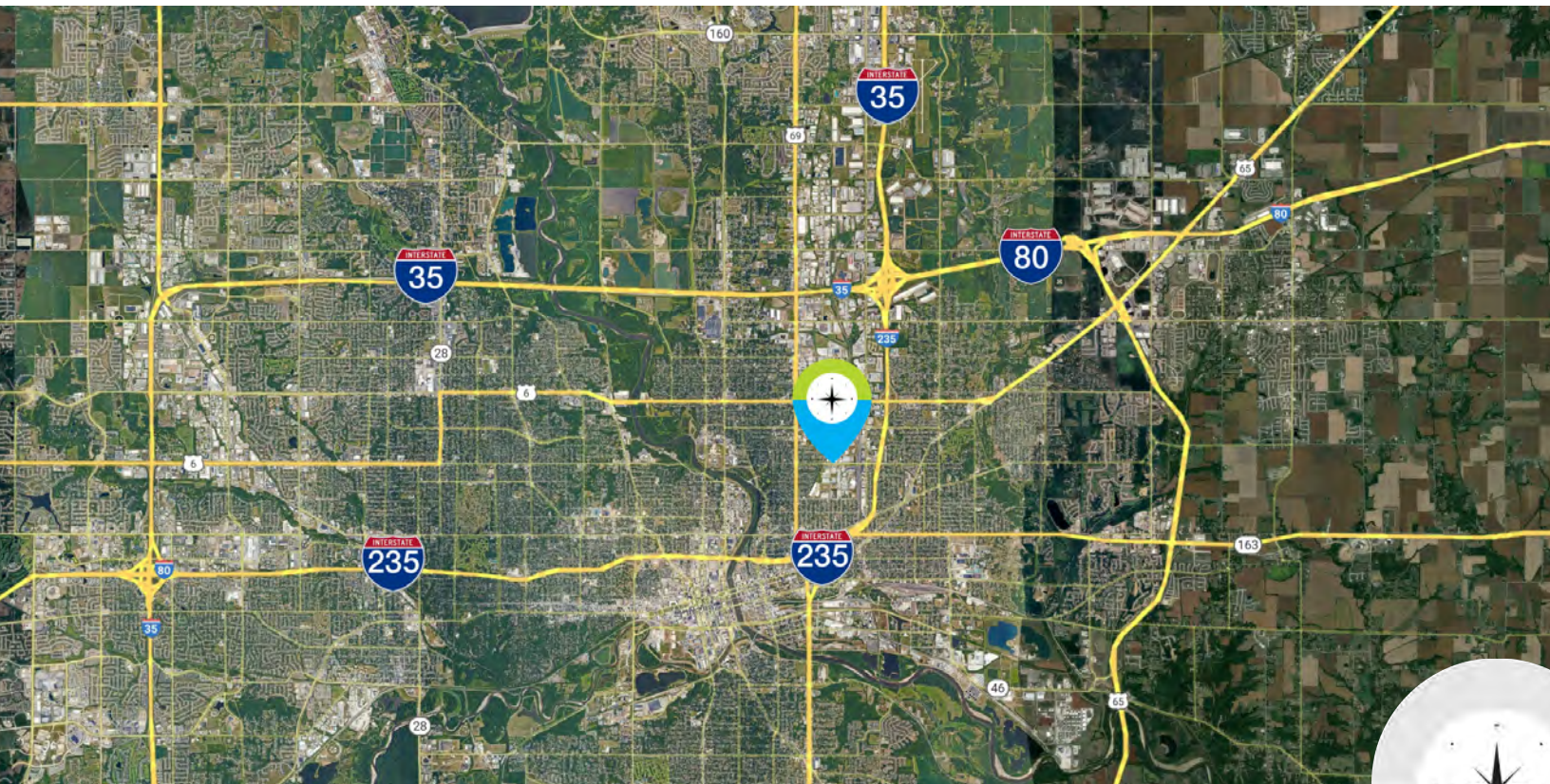
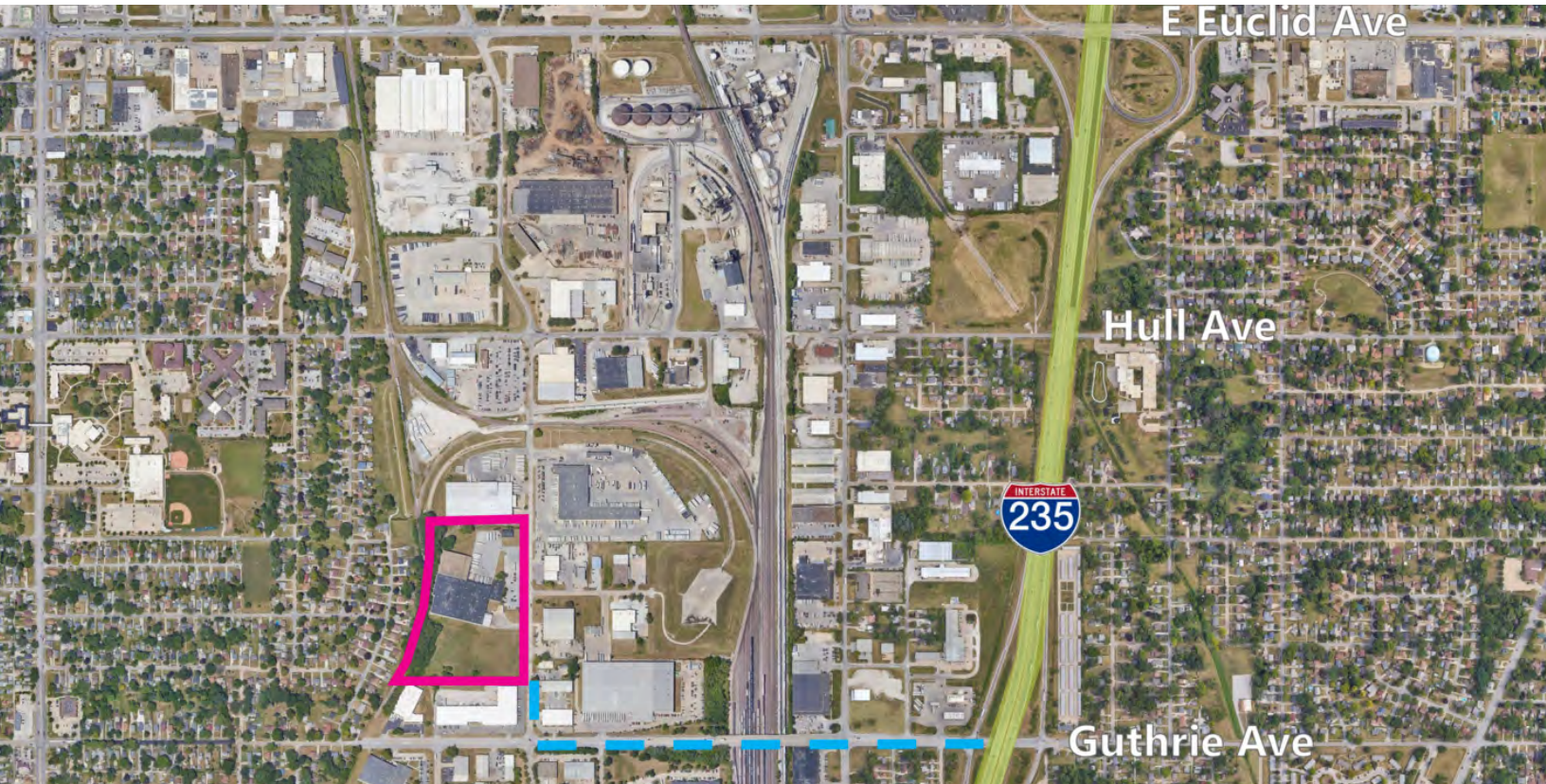


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