

### **FOR SALE**



#### **PROPERTY DETAILS**

**Available:** 29,632 SF

**Lot Size:** 3.90 Acres

**Use:** Office/Warehouse

**Sale Price:** \$4,300,000

#### **PROPERTY FEATURES**

- Newly remodeled office space
- Warehouse / Production area with two docks
- 600 Amps 120/208v 3 phase electric service
- Large lot with extensive parking & expansion potential
- Close proximity to Interstate 80/35

For more information please contact:

Darin Ferguson  
515.778.6683

Darin@fergusoncres.com

Pat Schneider  
515.240.1828

Pat@fergusoncres.com

**Brokerage**

**Property Management**

**Consulting**

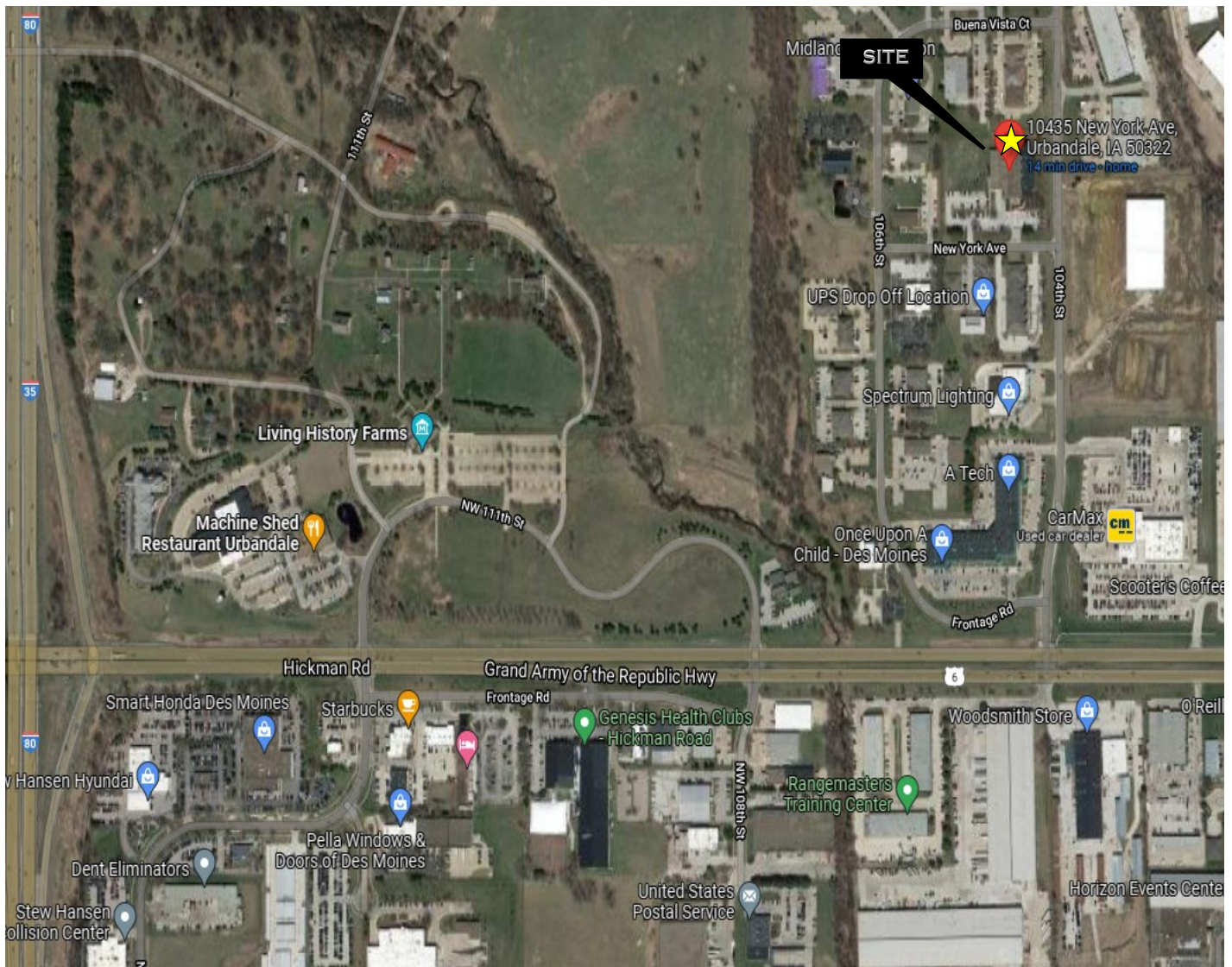
**Development**

**Address** | 1840 NW 118th St, Suite 100, Clive, IA 50325   **Office** | 515.440.0400   **Website** | www.fergusoncres.com

The above information has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the property. This property is offered "as is". This submission may be modified or withdrawn at any time by the property owner or listing agent.



Demographics	1 Mile	3 Miles	5 Miles
Population	6,901	72,393	156,517
Households	2,801	28,752	62,757
Average HH Income	\$140,312	\$125,991	\$113,898
Total Businesses	639	3,887	7,095



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