

# For Sale & Lease

3,600 SF | \$479,900  
Industrial Flex  
Property

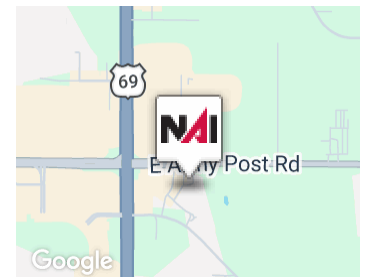


## 1525 E Army Post Rd

Des Moines, Iowa 50320

### Property Overview

- Turnkey 3,600 SF flex property built for efficiency and functionality. Fully heated and cooled space.
- Features 2,300 SF of newly finished shop space with upgraded epoxy floors, 10-foot overhead door, and floor drain.
- An additional 1,300 SF of office and breakroom space.
- Recent improvements include newer roof and AC, fresh paint, new gutters, and a resurfaced parking lot with approximately 25 parking spaces.
- Security system included.
- Convenient access near SE 14th Street, Army Post Road, and Hwy 5 & 65.



### Offering Summary

<b>Sale Price:</b>	\$479,900
<b>Lease Rate:</b>	\$10 SF/yr (NNN)
<b>Building Size:</b>	3,600 SF
<b>Lot Size:</b>	16,385 SF

### For More Information



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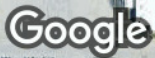
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Demographics	0.3 Miles	0.5 Miles	1 Mile
Total population	497	1,252	7,267
Median age	36	36	36
Median age (Male)	35	35	35
Median age (Female)	37	37	37
Total households	194	490	2,825
Total persons per HH	2.6	2.6	2.6
Average HH income	\$63,920	\$63,211	\$63,633
Average house value	\$153,937	\$151,699	\$154,118



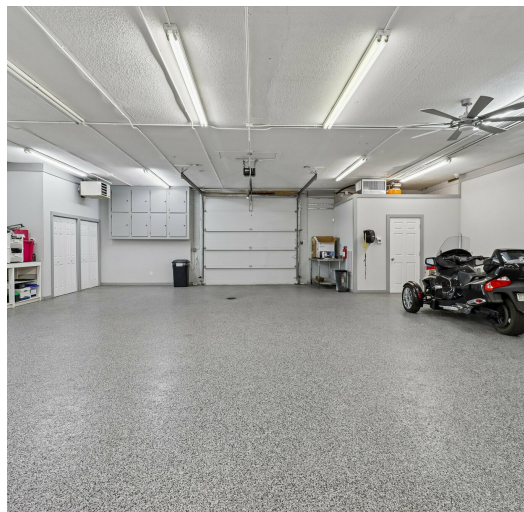
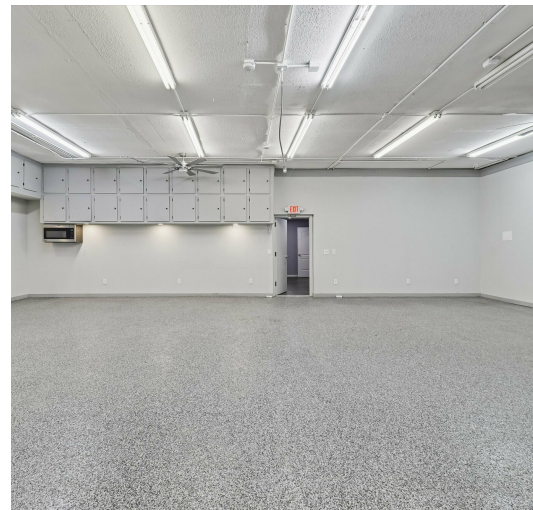
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