



# Available

## 7.55 acres available for sale, lease or build-to-suit

- Lot Size: 7.55 acres
- Build-to-suit option up to 100,000 SF
  - 32' clear height
  - 12 docks
  - 30 trailer parks and 46 auto parks
  - Monument signage space available
- Price: Negotiable
- Close proximity to Interstate 235
- 5 minutes to Interstate 80/Interstate 35
- Zoning: M-1 Light Industrial

## 3915 Delaware Ave., Des Moines, IA

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### Austin Hedstrom

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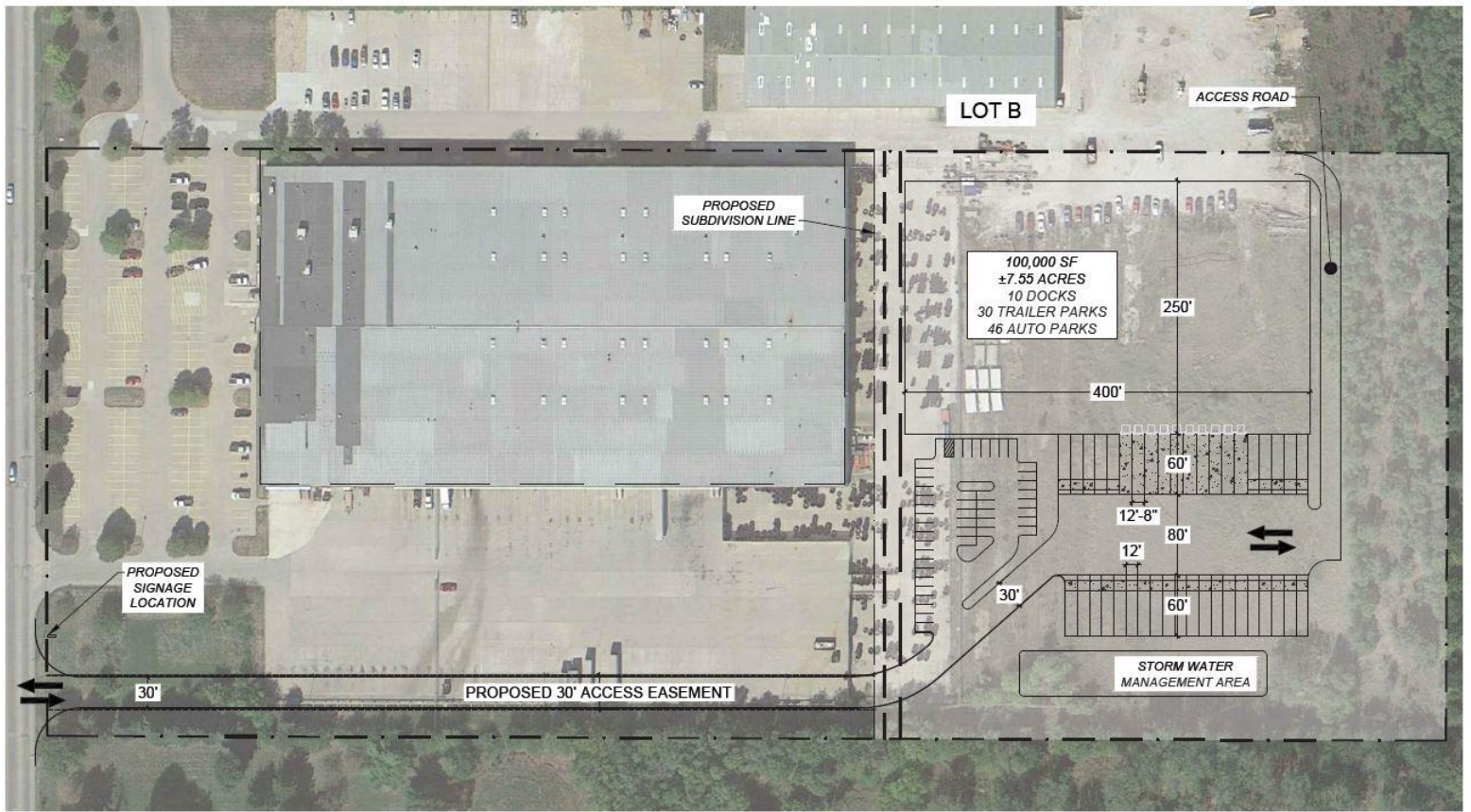
[marcus.pitts@am.jll.com](mailto:marcus.pitts@am.jll.com)

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[jll.com/des-moines](http://jll.com/des-moines)

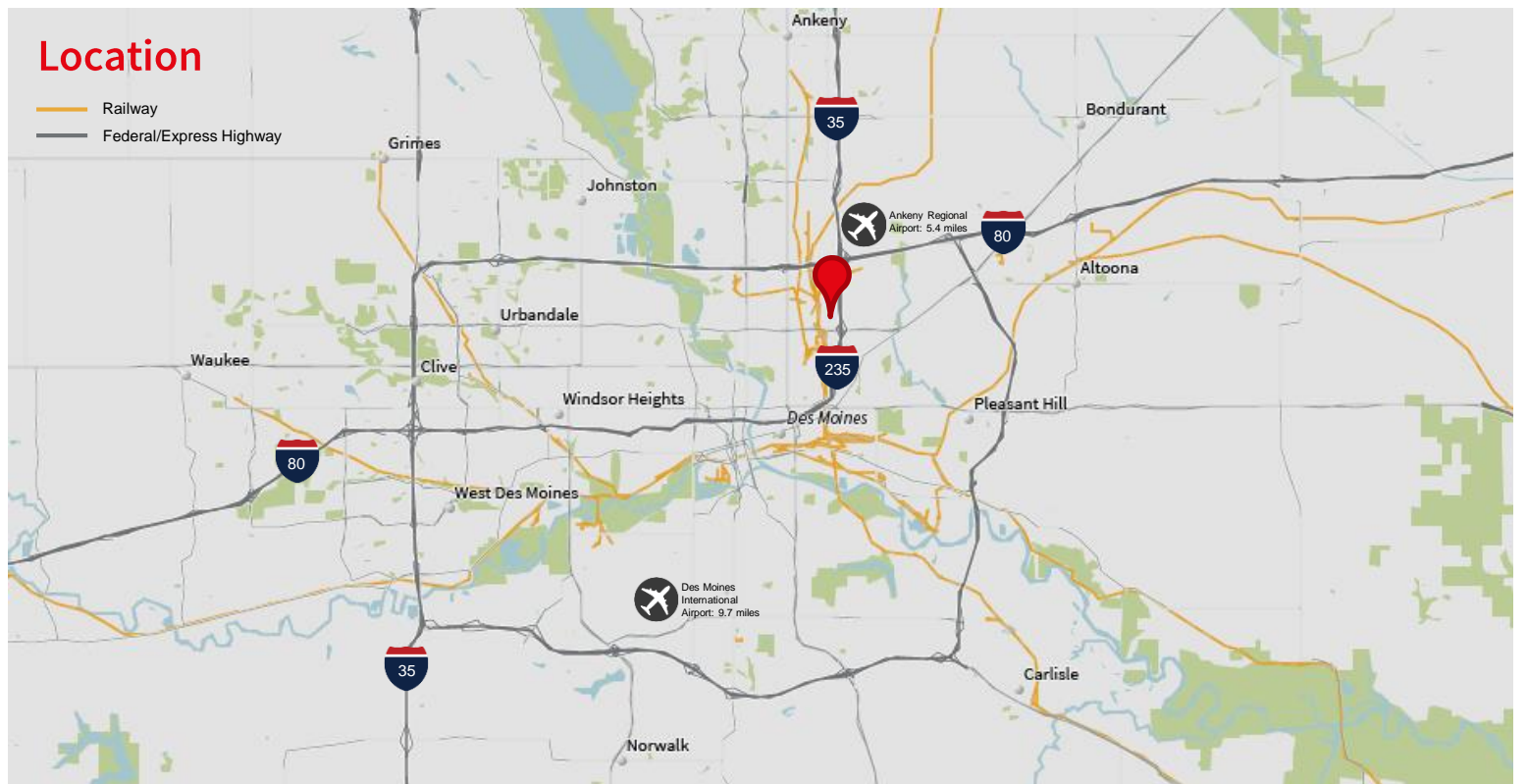


# Proposed Site Plan

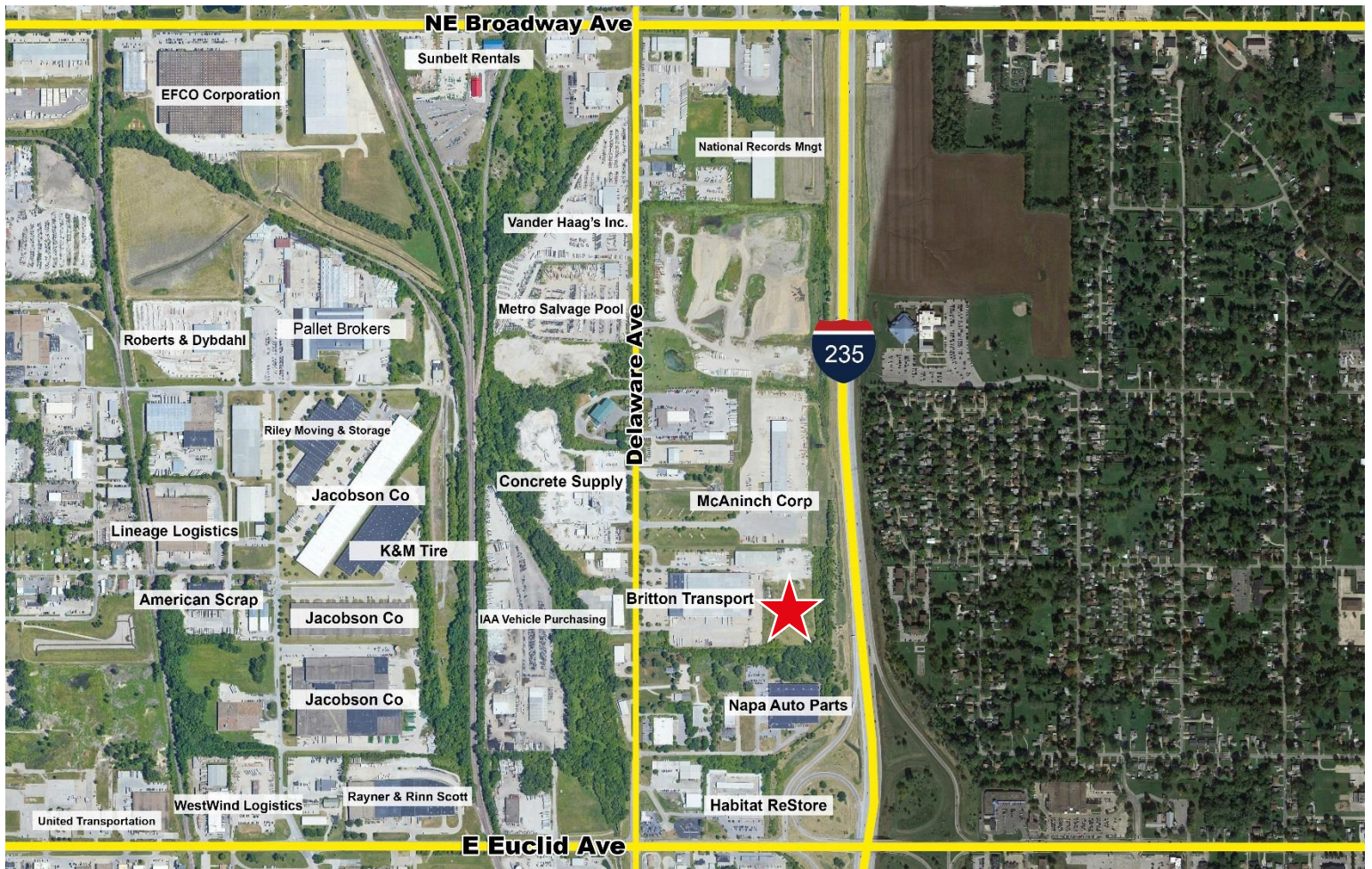


## Location

- Railway
- Federal/Express Highway



# Location



## Demographics

	1 Mile	3 Miles	5 Miles
Population	3,387	65,345	142,616
Households	1,478	24,478	55,139
Average HH Income	\$58,791	\$52,266	\$57,476

## Traffic Counts

Interstate 235	67,000 VPD
E Euclid Ave & Delaware Ave	16,400 VPD
Delaware Ave	7,500 VPD

AVD = average daily volume

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