

For Sale

Office/Warehouse Building

- Building Size: $54,846\,\mathrm{SF}\,(10,004\,\mathrm{SF}\,\mathrm{of}\,\mathrm{office}\,)$

- Sale Price: \$4,360,000

- Lot Size: 8.56 acres

- Zoning: M1 - Light Industrial

- Clear height is 14-24'

- 4 dock doors

- 1 drive-in door

- Concrete/tilt up construction

- Undeveloped land of approximately 5.61 acres included in sale

2134 NW 108th St. Clive, IA

Austin Hedstrom

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Marcus R. Pitts, CCIM, SIOR

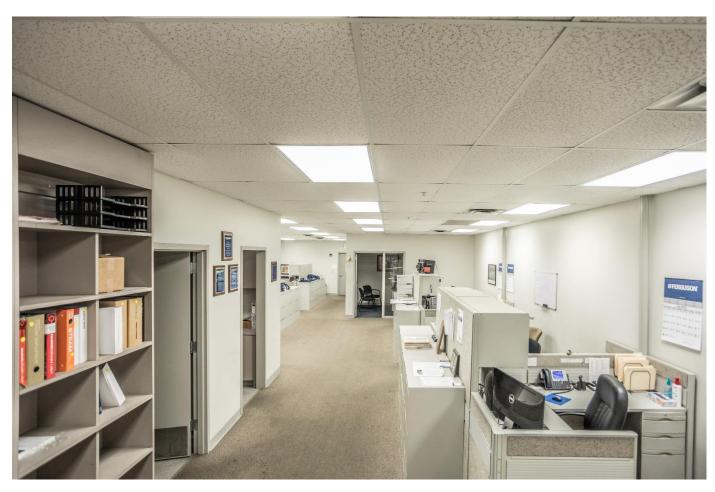
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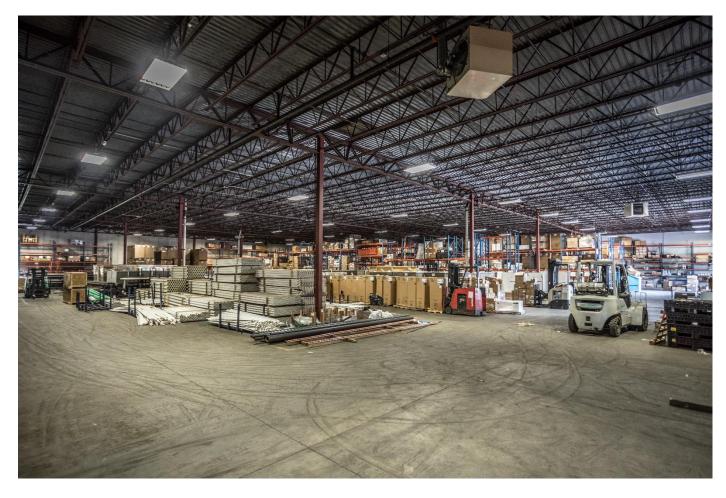
Interior photos





Interior photos





Location



Demographics	<u>1 Mile</u>	<u>3 Miles</u>	<u> 5 Miles</u>
Population	2,921	74,802	195,381
Households	1,074	30,645	79,354
Average HH Income	\$137,389	\$108,862	\$108,166

