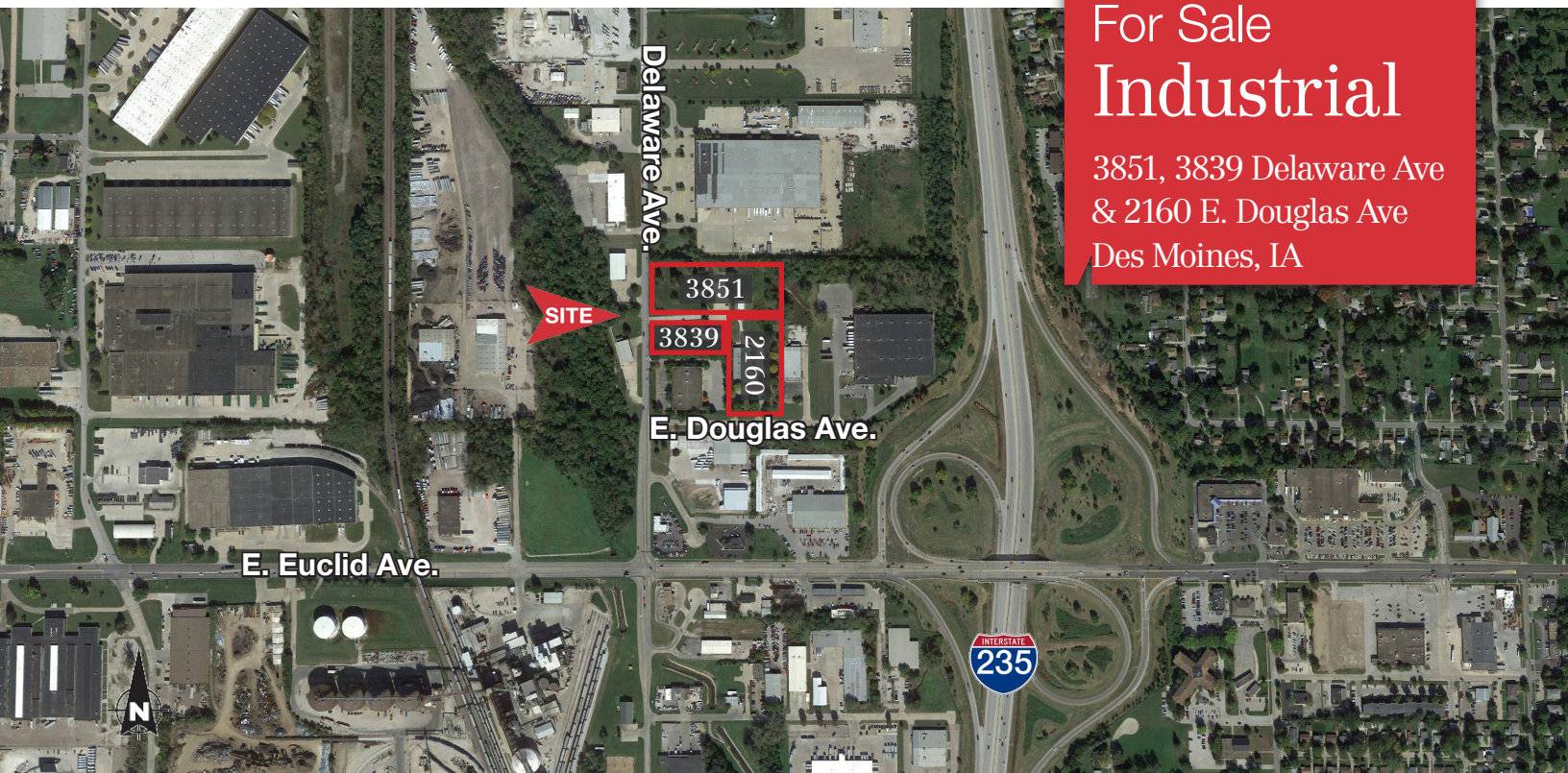


# For Sale Industrial

3851, 3839 Delaware Ave  
& 2160 E. Douglas Ave  
Des Moines, IA



## 3851, 3839 Delaware Avenue & 2160 E. Douglas Avenue

Des Moines, IA 50313

### For Sale

#### 3851 Delaware Ave.

- \$375,000
- 3,400 SF Office
- 3.4 Acres
- Built 1922/ Remodeled 1979
- Parking Spaces: 36
- 1,140 SF Garage w/ 18' clear height

#### 3839 Delaware Ave.

- \$325,000
- 5,814 SF
- 1.05 Acres
- Built 1981/ Remodeled 1990
- 12' to 16' clear height
- 14'x14' OH Door

#### 2160 E. Douglas Ave.

- \$610,000
- 12,364 SF (2,344 SF Office)
- 1.86 Acres
- Built 1983/ Remodeled 1990
- 1 - 8'x8' Dock
- 2 - 10'x10' OH Doors

### Property Features

- I-235 access less than 1 mile away
- 2 miles away from the junction of I-35 and I-80
- Zoned M-1

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3851

- \$375,000
- 3,400 SF



3839

- \$325,000
- 5,814 SF



2160

- \$610,000
- 12,364 SF



## 3851, 3839 Delaware Avenue & 2160 E. Douglas Avenue

Des Moines, IA 50313

### Demographics

	1 mile	3 miles	5 miles
POPULATION	4,497	70,190	151,853
TOTAL HOUSEHOLDS	1,768	26,023	58,468
AVERAGE HOUSEHOLD INCOME	\$54,837	\$53,041	\$58,960

### Traffic Count (Vehicles Per Day)

- Delaware Avenue: 7,500 VPD
- E. Euclid Avenue: 19,500 VPD

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