

3580 - 3590 109th Street

3500 109th Street | Urbandale, IA | US | Polk County

Available SF: 11,500 | Lease Rate: \$8.5 | Lease Terms: Triple Net



Building Type:	Office, Research & Development, Flex Tech
Available SF:	11,500
Total SF:	50,626
Number of Stories:	1
Ceiling Peak:	16 Ft.
Ceiling Eaves:	16 Ft.
Expandable:	No
Zoning:	Industrial-Light
Site Size:	4.73 Acres
Year Built:	1995
Specialty Features:	Data Center, TIF District
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Masonry
Lease Rate:	\$8.5
Lease Terms:	Triple Net
Lease Rate Note:	\$8.50/SF NNN
Last Updated:	Aug 10, 2022

Property and Area Description

Space available in a 50,626 SF building on 4.73 acres in the Walnut Ridge Business Park -Currently available finished office space from 6,494 SF to 16,917 SF -Located in high-tech corridor with unique, dual feed electrical distribution system -Ideal for data operations center, logistics control center, or offsite data recovery site -150 ft antenna tower for data center access - Climate-controlled room with liebert cooling systems, raised computer floor, and dry fire suppression system -Zoned M-1 Light Industrial for R&D, Flex Space, and Office -Two loading docks for semi trailer usage and drive up needs

Population



1,687

1 Mile Radius

60,235

3 Mile Radius

203,724

5 Mile Radius

Source: ESRI®, 2024

Households



781

1 Mile Radius

24,923

3 Mile Radius

84,640

5 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: Highway 6 (1.00 mi.)

Nearest Interstate: Interstate 35/80 (5.00 mi.)

Ingress/Egress Notes: Access to Interstate 35/80 via Douglas Ave Interchange

Nearest Airport: Ankeny Regional Airport (18.00 mi.)

Nearest Commercial Airport: Des Moines International Airport (13.00 mi.)

Rail Served: No

Rail Served By: Other

Rail Infrastructure in Place: No

Utilities

Electric: MidAmerican Energy Company

Natural Gas: MidAmerican Energy Company

Water: Urbandale Water Utility

Sewer: Urbandale Sanitary Sewer

Telecommunications: Urbandale is served by a variety of telecommunication providers. Providers include: CenturyLink, Consolidated Communications, Mediacom, Unite Private Networks, Verizon, & Windstream

Economic Development Contact

Curtis Brown

City of Urbandale

3600 86th Street

Urbandale, IA 50322

(515) 331-6756 | cbrown@urbandale.org

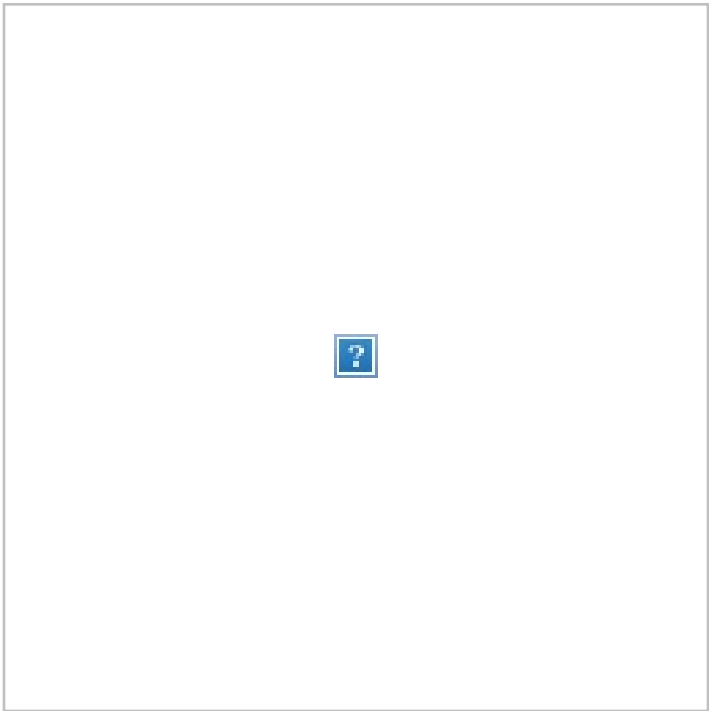
Realtor/Owner Contact

David M. Greenspon

Greenspon Property Management

(515) 280-3343 | dgreenspon@compnet.com

Property Images



Aaron DeJong | Director of Economic Development | City of Urbandale
3600 86th Street | Urbandale, IA 50322 | (515) 251-1644 | adejong@urbandale.org