



Building Type:	Industrial
Available SF:	104,000
Total SF:	104,400
Number of Stories:	1
Zoning:	Industrial-Light
Site Size:	3.475 Acres
Year Built:	Proposed
Former Use:	New construction
Can Subdivide:	Unknown
Within City Limits:	Yes
Lease Rate:	\$5
Lease Terms:	Triple Net
Lease Rate Note:	\$5.00 - \$5.25/SF
Last Updated:	Nov 18, 2024

### Economic Development Contact

Alex Lynch  
Greater Des Moines Partnership  
700 Locust St., Ste. 100  
Des Moines, IA 50309  
(515) 286-4958 | alynch@DSMPartnership.com

### Realtor/Owner Contact

Jan Berg and Harrison Kruse  
CBRE|Hubbell Commercial  
(515) 221-6680 | jan.berg@cbre-hubbell.com;  
harrison.kruse@cbre-hubbell.com

### Property and Area Description

Proposed industrial building of up to 104,000 SF with the capability for outdoor storage. Easy access to Interstate I-235 and a short drive to I-80/I-35 mixmaster. Ownership is willing to do a build-to-suite for qualified tenants. 24-30 Docks with levelors. LED lighting. Pre-Cast concrete construction. Outdoor storage capability. 2-minute drive to I-235. 8 minutes to the east mixmaster of I-80/I-35. 13 minutes to the west mixmaster of I-80/I-35.

### Population

	<b>422,376</b> 10 Mile Radius	<b>666,133</b> 20 Mile Radius	<b>773,671</b> 30 Mile Radius
--	----------------------------------	----------------------------------	----------------------------------

Source: ESRI®, 2024

### Households

	<b>174,326</b> 10 Mile Radius	<b>266,214</b> 20 Mile Radius	<b>309,421</b> 30 Mile Radius
--	----------------------------------	----------------------------------	----------------------------------

Source: ESRI®, 2024

### Transportation

**Nearest Interstate:** I-235 (0.4 mi.)  
**Nearest Airport:** Des Moines International Airport (6.7 mi.)  
**Nearest Commercial Airport:** Des Moines International Airport (6.7 mi.)  
**Rail Served:** Possible  
**Rail Served By:** Iowa Interstate Railroad  
**Rail Accessible:** No  
**Rail Infrastructure in Place:** No  
**Rail Contact:** Jim Bowman  
**Rail Contact Phone:** 319-981-4798  
**Rail Contact Email:** JBowman@IAISRR.com

### Utilities

**Electric:** MidAmerican Energy Company  
**Natural Gas:** MidAmerican Energy Company  
**Water:** Des Moines Water Works  
**Sewer:** City of Des Moines  
**Telecommunications:** CenturyLink

Property Images

