

Wesco & Emcor
2301 Fleur Dr | Des Moines, IA | US | Polk County
Available SF: 434,380 | Sale Price: \$11,250,000



Building Type:	Industrial
Available SF:	434,380
Total SF:	434,380
Sale Price:	\$11,250,000
Last Updated:	Nov 18, 2024

Economic Development Contact

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Realtor/Owner Contact

Brett Davis

Property and Area Description

Investment Grade Tenants (NYSE: EME) & (NYSE: WCC) EMCOR Group (NYSE: EME), Baker Electric's parent company, is an engineering and construction company holding a S&P BBB- credit rating and producing over \$12B in annual revenue. WESCO International (NYSE: WCC) is a leading distributor of electrical products and services worldwide holding a S&P BB+ credit rating and producing over \$21B in annual revenue. Both companies hold Fortune 500 standings. Strategically Located Distribution Facility The subject facility is strategically located in the heart of a strong industrial park in Des Moines, IA and in very close proximity to Des Moines International Airport. Iowa borders six other states with some of the nation's largest interstates passing through Des Moines, including the I-80 which is the longest interstate highway in Iowa, making this a mission critical location for distribution operations. Highly Functional Outside Storage Facility The 143,832 sq. ft. distribution facility is situated on just under 10 acres of land (33% Coverage) providing an abundance of outside storage capabilities which is a rarity in the Des Moines industrial market. At list price, an investor has the opportunity to acquire this highly functional distribution facility at just \$78/SF which is well below replacement cost.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown

Property Images

