



McGough
DEVELOP | BUILD | OPERATE



± 630,000 SF

**Proposed
2-Building Industrial
Warehouse Park**

Scotch Ridge Business Center

1100 Gateway Drive | Carlisle IA 50047

Industrial Warehouse For Lease

- Availability:
 - Phase 1: +/- 330,000 SF | Est. Spring 2025
 - Phase 2: +/- 300,000 SF
- Lease rate: Call broker for pricing
- Phase 1 parcel: +/- 17.17 acres
- Location: NE corner of State Highway 5 and US Highway 65 in Carlisle, IA
- Excellent access to Hwy 5 & 65 (four lane highways) as well as Interstates 35 & 80
- Attractive tax abatement available for qualified users
- Zoned and fully entitled
- 79,591 total labor force within 15 minutes of site with industry concentration on transportation/warehouse and manufacturing ('23, ESRI)

**Click for property
overview**



Scotch Ridge Business Center



Site plan



Building specifications

- Sale price: Call broker for pricing
- Lease rate: Call broker for pricing
- Building SF:
 - Phase 1: +/- 330,000 SF
 - Phase 2: +/- 300,000 SF
- Office SF: Build-to-suit

Phase 1 specifications

- Bay Size: 48' x 50', with a 60' speed bay
- Clear Height: 32' clear
- Dock Doors: Forty (40) 8' x 9' Dock Doors with mechanical dock levelers (35,000 lbs.), bumpers and seals (at 15 dock positions)
- Drive-In-Doors: Two (2), 12' x 14' doors
- Trailer Parking: 42 spaces permitted
- Auto Parking: 214 spaces (.65/1,000 SF) plus proof-of-parking
- Truck Court Depth: 135' (185' w/ trailer parking)
- Sprinkler System: ESFR
- Electrical Service: 480/277 volt, 3-phase, 3,000 amps
- Lighting: LED fixtures with motion sensors
- Floor Slab: 6" reinforced, with 4,000 PSI concrete strength

Conceptual Rendering



“ In the last year, Warren County Economic Development Center has directly helped retain/expand 23 businesses in Warren County which have created 460 new jobs, 751 total jobs, with a capital investment of over \$40 million.”

- wcedc.com, 2023

330,000 SF

Industrial space for lease



Corporate neighbors



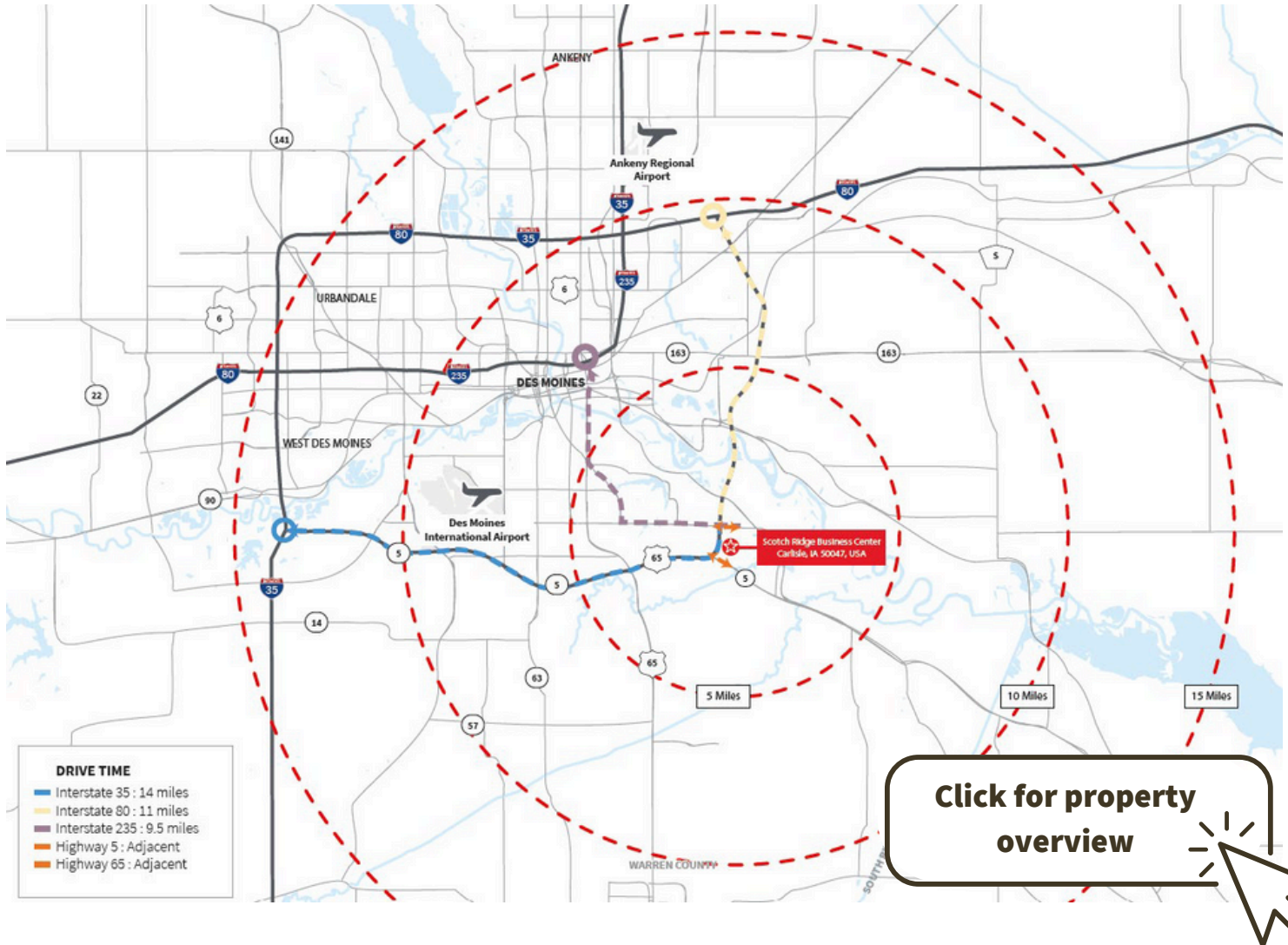
Demographics

	3 Miles	5 Miles	10 Miles
Population	9,132	37,426	241,123
Households	3,205	13,890	96,698
Average HH Income	\$71,799	\$63,476	\$58,677
	15 Miles	20 Miles	30 Miles
Population	449,696	631,286	731,764
Households	181,713	250,777	289,735
Average HH Income	\$65,488	\$75,476	\$75,532

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