



**Conceptual rendering, for marketing purposes only.*



± 40,000-160,000 SF
Proposed industrial building

For Lease / Build-to-Suit

5701 Park Avenue | Des Moines, Iowa 50321



Available

Building 1: 40,000 - 60,000 SF with outdoor storage available

Building 2: 160,000 SF

Lease rate

Call broker for pricing

Property information

- Pad ready
- Optimal access onto Park Avenue
- Close-proximity to Hwy 5/65, Interstate 235 and Des Moines Int'l Airport

Conceptual site plans



Proposed industrial building for lease

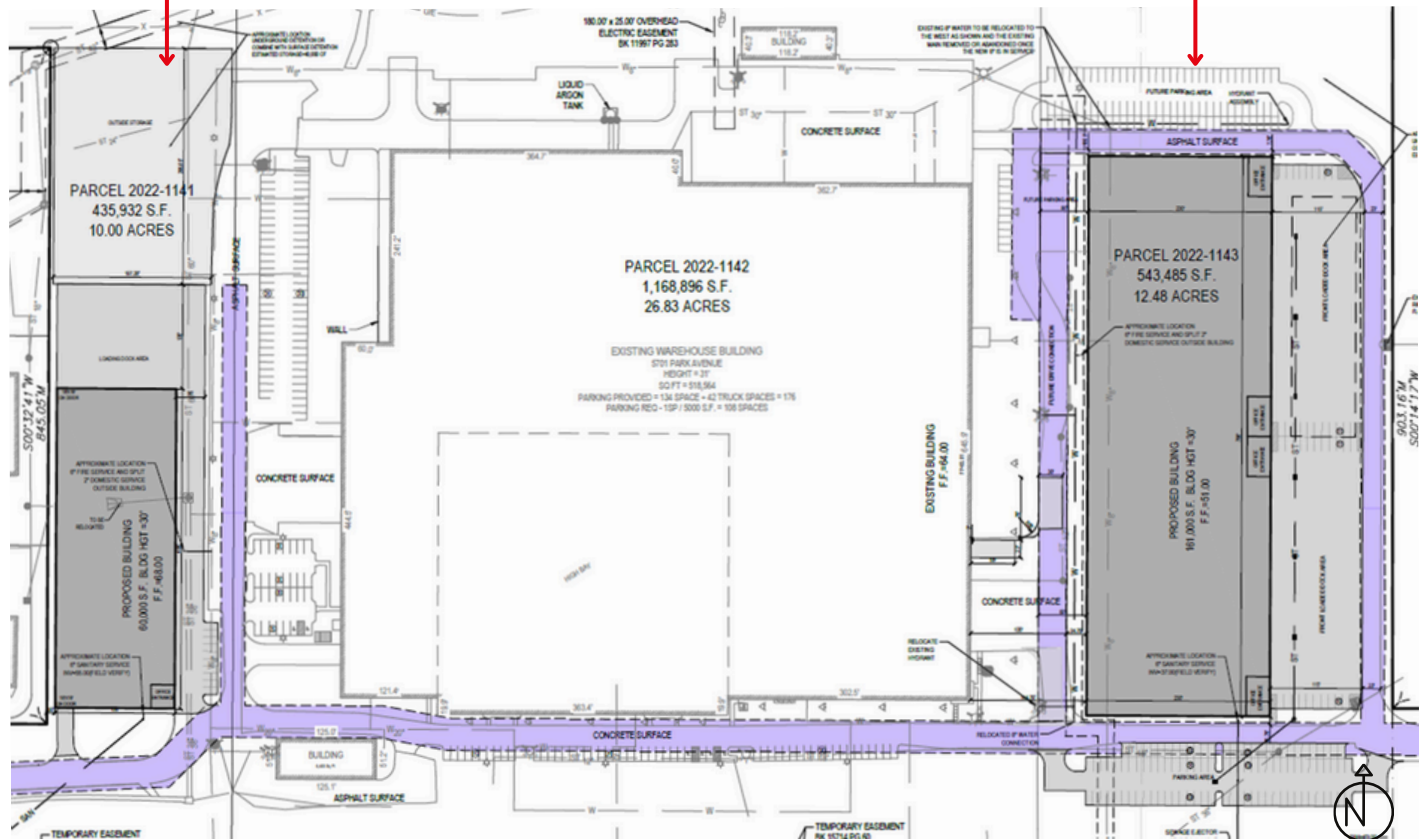
40,000 - 160,000 SF with outdoor storage

Building 1

40,000 - 60,000 SF
with outdoor storage

Building 2

+/- 160,000 SF



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Why Des Moines?



Premier Submarket

Situated near off Park Avenue and Highway 28, the Subject Property falls within the Des Moines industrial market.

Proximity to the regional interstate network and access to a highly qualified and sustainable employment watershed make Des Moines a desirable industrial market, attracting the region's most notable employers with the food, agriculture, advanced manufacturing, logistics and energy clusters.

Des Moines MSA Rankings and Recognition

"Greater Des Moines (DSM) is again the fastest-growing major Midwest metro in percentage of population grown, according to the 2020 estimates released by the U.S. Census Bureau."

- Greater Des Moines Partnership



Top Ten Place for
Business and Careers
(2019)



#4 Fastest Growing
City in the US
(2019)



Small Business
Community of the
Year (2019)



Best Community
To Live in (2020)



One of Three "Breakout
Cities on the Forefront of
America's Economic
Recovery" (2021)



Top 10 City to Live
in After the
Pandemic (2021)

U.S. News & World Report

#1 State (2021)

U.S. News & World Report

#7 Best Place to Live in the Country - DSM
Metro (2021)

U.S. News & World Report

#2 Safest City in Iowa – DSM Metro (2021)

The Ascent

#1 Best Place to Live in the Midwest for High
Salaries and Low Cost of Living – DSM Metro
(2021)

SafeHome.org

#4 Safest City in Iowa – Urbandale (2021)

Niche

#5 Best Suburb for Millennials in Iowa (2021)

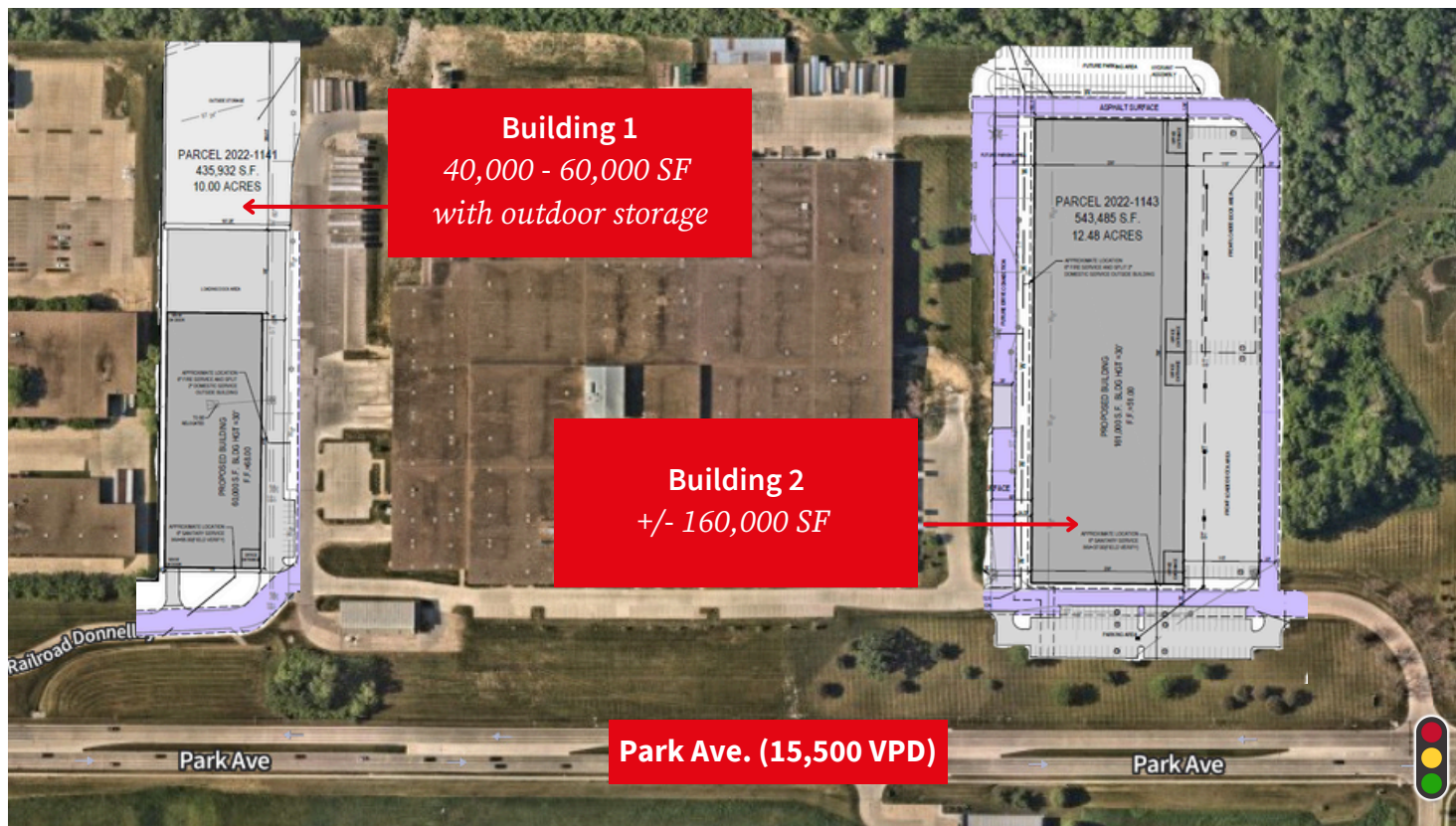
Money Magazine

Top 50 Places to Live – Urbandale (2021)

For Lease / Build-to-Suit



5701 Park Avenue | Des Moines, Iowa 50321



± 6.7 miles
to I-35



± 11.5 miles
to I-80



± 15 miles to
FedEx freight facility



± 14.4 miles to
UPS freight facility



± 15.8 miles to Ankeny
Regional Airport



± 4.7 miles to Des
Moines Int'l. Airport

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