

For Sale

Prime data center &
industrial land

**NE 56th Street/NE 62nd Avenue
Altoona, IA 50009**

73.354 acres



DATA CENTER &
INDUSTRIAL LAND





NE 56TH ST/NE 62ND AVE

Prime Industrial Land



73.354
Acres



Call broker
Pricing



Light Industrial
Zoning



All utilities to site



345kV and 161kV power lines dissecting property



MidAmerican substation across the street



Great access to Interstate 80 & 35

The Global Intersection of Business and Community

Des Moines isn't just keeping pace with global industrial transformation - it's driving it. With expanding renewable energy infrastructure, growing technology sector presence, and continued investment in smart logistics capabilities, the region positions forward-thinking companies at the forefront of industrial innovation.

Demographics

POPULATION	3 MILES	5 MILES	10 MILES	HOUSEHOLD & INCOME	3 MILES	5 MILES	10 MILES
Total population	25,527	57,147	274,250	Total households	9,694	21,517	108,288
Median age	36.1	37.3	35.6	# of persons per households	2.6	2.6	2.4
Projected Population Rate (2025-2030)	0.06%	0.06%	0.05%	Average household income	\$108,622	\$108,011	\$102,114

Industrial Growth in Greater Des Moines



Direct access to Interstate 80 and Highway 65, providing seamless connectivity to regional and national markets



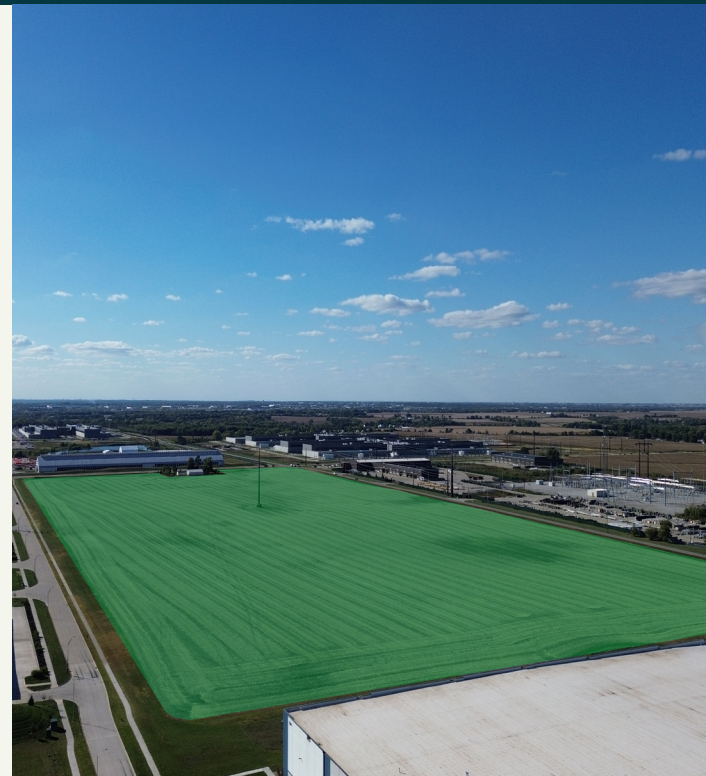
Expanding industrial park developments with modern utilities



Proximity to Des Moines International Airport for air cargo and logistics operations, and access to major rail lines for bulk commodity shipping

Strategically Positioned

Altoona offers exceptional industrial opportunities in one of Iowa's most dynamic submarkets, benefiting from its prime location in the rapidly expanding Greater Des Moines metropolitan area. This thriving community has emerged as a preferred destination for industrial/manufacturing users seeking strategic access to major transportation networks and a skilled workforce.



Altoona, IA 50009

Altoona's Industrial Sector

Continues to attract distribution, manufacturing, and logistics operations seeking the perfect balance of accessibility, affordability, and growth potential in the heart of the Midwest.

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