

# ENDEAVOR DEVELOPMENT

EXPERIENCE BRAND-NEW INDUSTRIAL WAREHOUSE SPACE,  
AVAILABLE FOR SALE OR LEASE NOW



**I-35 DISTRIBUTION CENTER**  
7055 - 7125 SE DELAWARE, ANKENY, IA

**I-80 DISTRIBUTION CENTER**  
555 9TH STREET, ALTOONA, IA



JONES LANG LASALLE BROKERAGE, INC.,  
A LICENSED REAL ESTATE BROKER



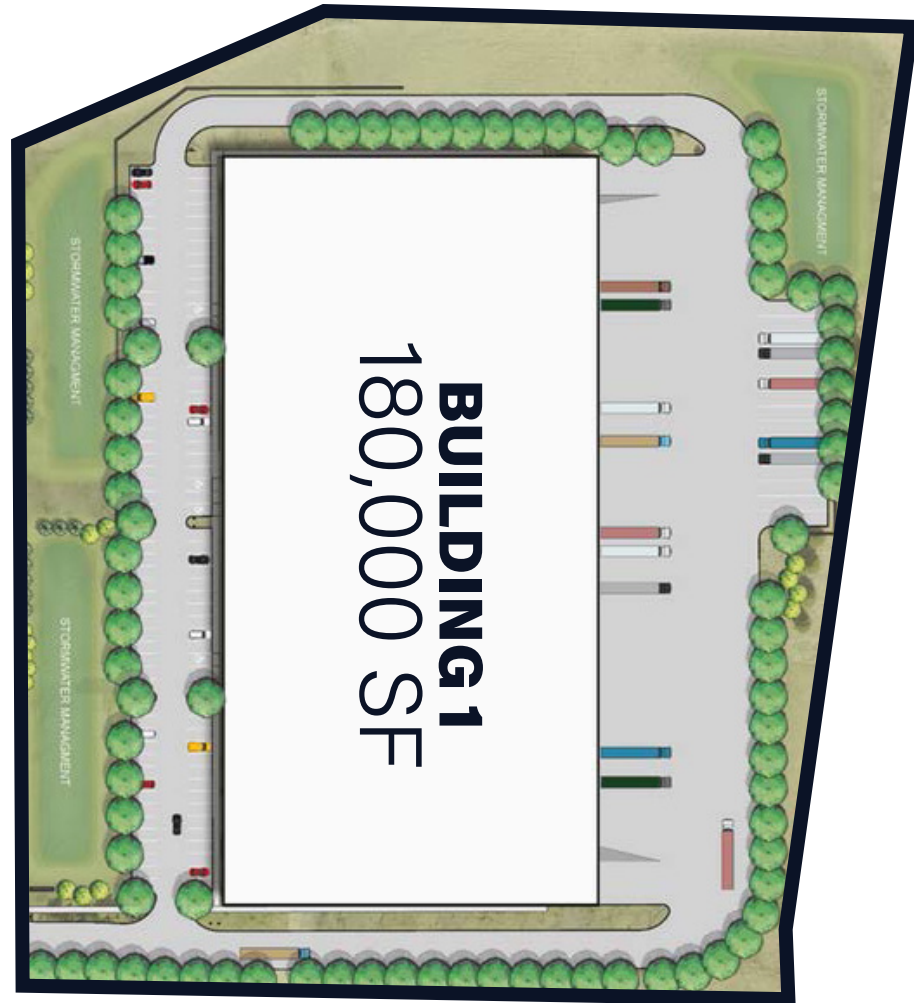
# DISCOVER OUR SPECULATIVE WAREHOUSE DEVELOPMENTS

Situated in a prime industrial corridor brimming with renowned names like Kreg Tool, Bridgestone, and a variety of other local, regional, and national users, these distribution centers seamlessly connect with Interstates 35 & 80, facilitating effortless transportation of goods throughout the Midwest and the proximity to Des Moines International Airport opens up possibilities for air transportation across the United States.



# SITE PLAN

## I-35 DISTRIBUTION CENTER



I-35



## I-35 DISTRIBUTION CENTER BUILDING SPECS

<b>Lease Rate</b>	\$6.50/PSF NNN
<b>Sale Price</b>	Negotiable
<b>Yr 1 OPEX Estimate</b>	\$0.95/SF
<b>Building SF (Avail.)</b>	180,000 SF
<b>Office SF</b>	2,000 SF (Expandable)
<b>Year Built</b>	2023

<b>Lot Acreage</b>	11.92 Acres
<b>Clear Height</b>	32'
<b>Dock Doors</b>	14 (ability to expand as needed)
<b>Drive-In</b>	2
<b>Sprinkler System</b>	ESFR
<b>Power</b>	3-Phase, 480 Volt, 2,000 AMPS

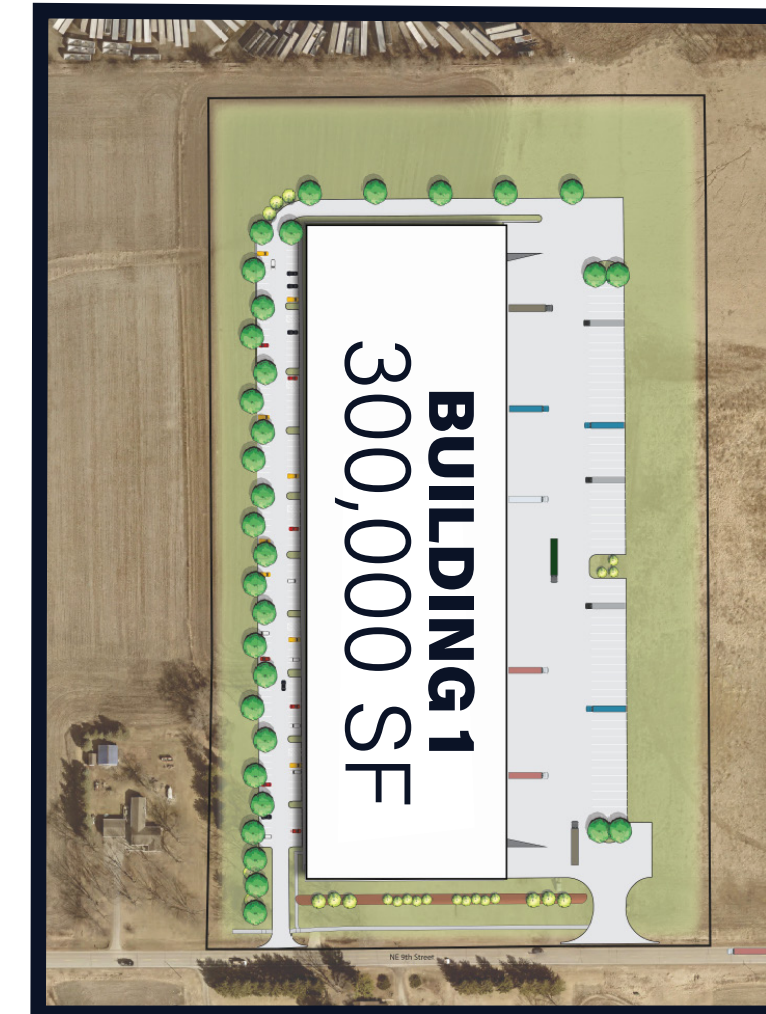
<b>Trailer Parking</b>	15 Stalls
<b>Auto Parking</b>	107 Stalls
<b>Lighting</b>	LED high-bay lighting providing 30 FC
<b>Roof</b>	60 mil EPDM
<b>Building Dimension</b>	300' x 600'
<b>Column Spacing</b>	50' x 50'

## I-80 DISTRIBUTION CENTER BUILDING SPECS

<b>Lease Rate</b>	\$6.50/PSF NNN	<b>Lot Acreage</b>	±50 Acres	<b>Trailer Parking</b>	66 Stalls
<b>Sale Price</b>	Negotiable	<b>Clear Height</b>	32'	<b>Auto Parking</b>	163 Stalls
<b>Yr 1 OPEX Estimate</b>	\$1.48/SF	<b>Drive-In</b>	2 (one on each end)	<b>Lighting</b>	LED high-bay lighting providing
<b>Building SF</b>	300,000 SF	<b>Dock Doors</b>	18 (ability to expand) ±60 as needed)	<b>Floor Slab</b>	7"
<b>Office SF</b>	2,000 SF (Expandable)	<b>Sprinkler System</b>	ESFR	<b>Roof</b>	60 mil EPDM
<b>Year Built</b>	2023	<b>Power</b>	3-Phase, 480 Volt, 3,000 AMPS	<b>Building Demension</b>	300' x 1000'
				<b>Column Spacing</b>	50' x 50'

## SITE PLAN

### I-80 DISTRIBUTION CENTER



I-80



# OUR STRATEGIC ADVANTAGE

## ALTOONA

## ANKENY



### POPULATION

27,510 | 3 MILE

49,962 | 5 MILES

196,791 | 10 MILES



### POPULATION

20,612 | 3 MILES

108,038 | 5 MILES

416,277 | 10 MILES



### HOUSEHOLDS

10,386 | 3 MILE

18,657 | 5 MILES

75,881 | 10 MILES



### HOUSEHOLDS

7,893 | 3 MILES

42,206 | 5 MILES

167,411 | 10 MILES



### MEDIAN HH INCOME

\$86,680 | 3 MILE

\$81,636 | 5 MILES

\$71,109 | 10 MILES



### MEDIAN HH INCOME

\$78,837 | 3 MILES

\$68,631 | 5 MILES

\$73,867 | 10 MILES

I-80 DISTRIBUTION CENTER

ALTOONA

+82,132 VPD



ANKENY

ANKENY REGIONAL AIRPORT

I-35 DISTRIBUTION CENTER

77,694 VPD



## CORPORATE NEIGHBORS

### Altoona



### Ankeny





# I-80 DISTRIBUTION CENTER

# I-35 DISTRIBUTION CENTER

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