



305 ADVENTURELAND DRIVE NW,  
ALTOONA, IA 50009



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515.221.9990



# GATEWAY EAST BUSINESS CENTER

## PROPERTY SUMMARY

### PROPERTY DESCRIPTION

Gateway East Business Center is one of Altoona's newest business parks, strategically located along Interstate 80, offering tremendous interstate visibility and access via two different interchanges. Altoona is one of the fastest-growing cities in the Des Moines Metro Area and offers many amenities to attract and retain a workforce. Gateway East is an ideal space solution for showroom, service retail, sports, office, and warehouse uses.



### DEMOGRAPHICS

#### 1 MILE

#### 5 MILES

#### 10 MILES

Total Households

559

20,759

100,917

Total Population

1,550

52,527

245,300

Average HH Income

\$64,720

\$76,731

\$73,645

For More Information, Contact:

**ANDY HODGES**

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# GATEWAY EAST BUSINESS CENTER

## PROPERTY DETAILS

### PROPERTY HIGHLIGHTS



6,000 - 8,000 SF bays



Flexible M-1A zoning permitting a variety of uses.



Multiple bay configurations



40 - 52' X 50' column spacing



24' + clear height



One 12x14 drive-in door & one 8x9 dock high door per bay



Two full access points



Prominent entry features



Tremendous interstate visibility



Close proximity to many area amenities.



### OFFERING SUMMARY

|               |                     |
|---------------|---------------------|
| Lease Rate:   | \$10.50 SF/yr (NNN) |
| Available SF: | 7,635 - 31,385 SF   |
| TI Allowance: | Negotiable          |
| Lease Term:   | 5 years minimum     |
| Rentable SF:  | 135,656 SF          |

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## ADDITIONAL PHOTOS



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# GATEWAY EAST BUSINESS CENTER SITE PLAN



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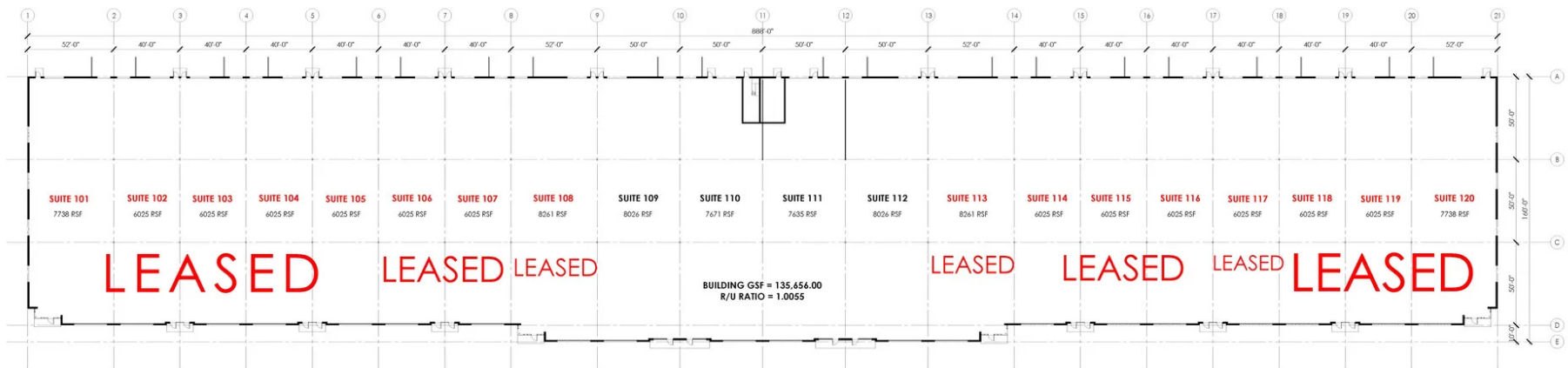


# GATEWAY EAST BUSINESS CENTER FLOOR PLAN



**BUILDING 1 - FRONT ELEVATION**

SCALE: 1/32" = 1'-0"



**FLOOR PLAN-NORTH OVERALL**

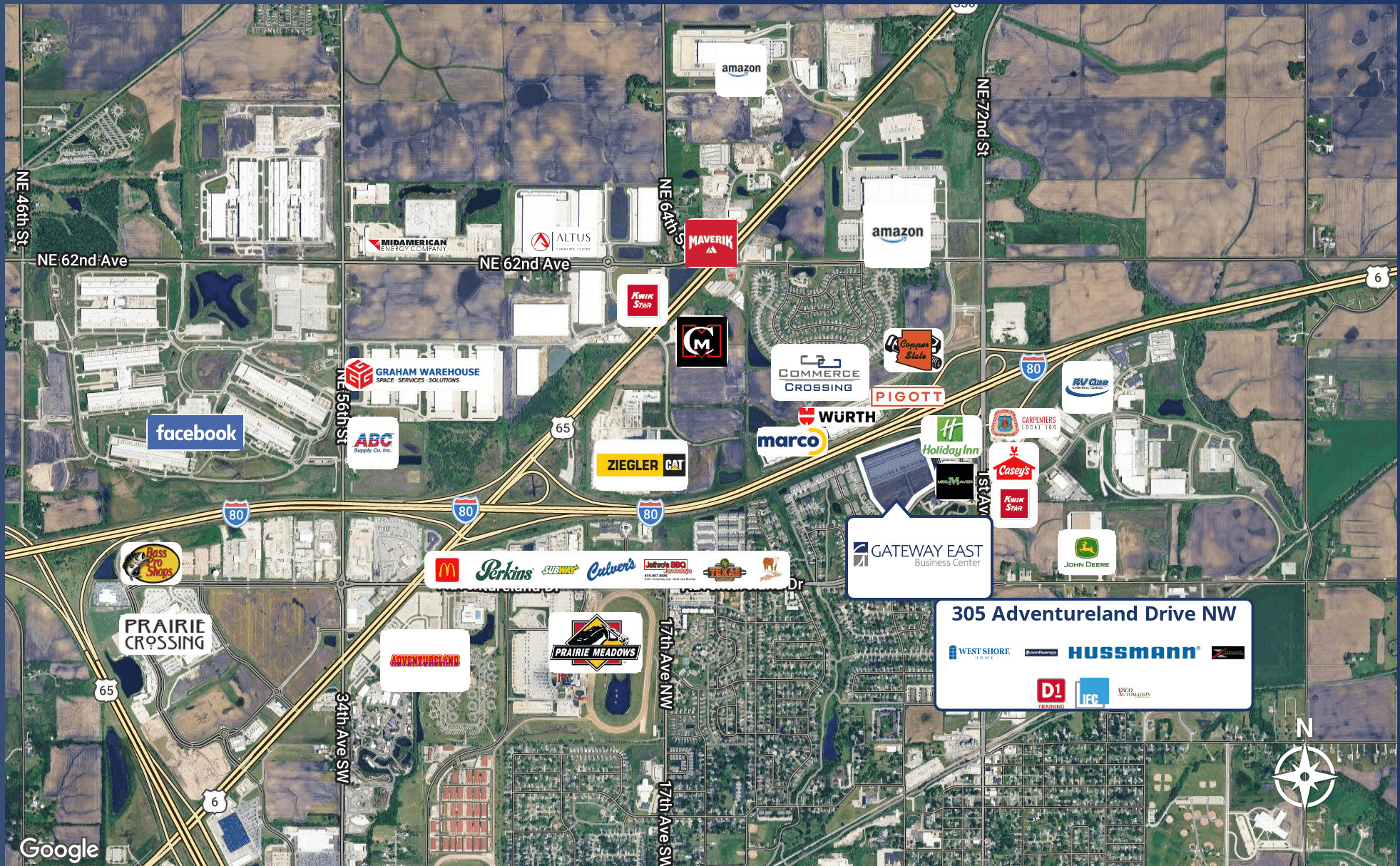
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# GATEWAY EAST BUSINESS CENTER

## AERIAL MAP



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