

GRAHAM GROUP

Medical | Industrial

SPACE
SERVICES
SOLUTIONS

NEW SITE COMING SOON!

6590 NE 56th Street | Altoona, Iowa



Our Altoona Warehouse Development

provides convenient access to I-80. Located near the intersection of I-35 and I-80 in Altoona, this warehouse space is zoned for H-1 heavy industrial and suitable for manufacturing, e-commerce, and other businesses with large industrial space requirements.

- BLDG. 1** - 405,000 square-foot building
 - Retail facade facing east
 - Bays are 50-feet wide by 450-feet deep
- BLDG. 2** - 340,000 square-foot building
 - Bays are 50-feet wide by 400-feet deep
- BLDG. 3** - 548,750 square-foot building
 - Cross-dock potential
 - Bays are 50-feet wide by 500-feet deep

Our Altoona project offers:

- Contiguous 71-acre site
- Quick access to Interstates 35 and 80
- One mile North of I-80 which has an average daily traffic count of over 100,000 vehicles
- Reinforced steel buildings with precast concrete walls and R13 insulation
- 32-foot-plus minimum clear height
- 50-foot by 50-foot column spacing
- 50-foot wide bays, each with its own automatic dock door, automatic heavy-duty dock leveler (65,000 lbs.), dock seal and man door
- Insulated overhead doors and insulated drive-in doors at each end of the building
- TPO roof, white underdeck and R25 insulation
- 24-inch exterior rock rodent strip
- ESFR sprinkler system, LED lighting and natural gas heat
- Ample electric, municipal water and sewer
- Ample car parking and drop trailer lot
- High speed fiber optic options onsite
- Reasonable tenant improvement terms available
- Zero management or development fees
- PrimX jointless concrete flooring

Warehouse features—A focus on quality

Each Graham warehouse is built with quality materials and equipped with state-of-the-art features that provide an efficient, safe and secure environment for your employees and products.

Unparalleled support services

Graham Warehouse serves as a proactive property manager and does not charge management fees. We are dedicated to promptly addressing your questions and finding tailored solutions to meet your needs. Our commitment extends to providing affordable tenant improvements, facilitating the personalization of your space.

With a vested interest in the property, we are devoted to supporting the long-term success of your business. This commitment is underscored by our decision to retain ownership of the property even after your purchase.

Connectivity

- Interconnected Interstate system served by three Class 1 railroads; an international airport, and Foreign Trade Zone
- Quality water source redundancy with access to two major rivers and aquifer storage and recovery wells with 1.5 billion gallon capacity
- More than \$5 billion wind energy development allows for affordable cost per kilowatt hour for industrial use
- Located within a 10-hour drive to Chicago, Denver, Dallas, Columbus, Detroit, Nashville, Memphis and Canadian border
- Less than a 6-hour drive to three inland ports; Chicago, Kansas City and St. Louis
- A transload rail facility currently available in Southeast Des Moines
- Fastest growing metro in the Midwest in jobs, population and GDP per capita
- Metro serves as headquarters for Fortune 500 companies and industries, including financial services, data centers, agribusiness, logistics and advanced manufacturing

LET US KNOW YOUR SPACE NEEDS

For more information about our Altoona site or to inquire about our custom build opportunities, please contact:

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Custom built to serve your needs. At the Crossroads of the Nation.

