



# **ATI Group Carlisle Land**

6600 SE 52<sup>nd</sup> Street | Carlisle, Iowa 50047

# Lease, Sale, or Build-to-Suit

± 10 – 123.5 Acres | Industrial, Land, BTS | M-1 Zoning

## Property details

Availability:	± 10 – 123.5 Acres
Total lot size:	± 123.5 Acres
Development Type:	Industrial/manufacturing/ distribution/warehousing
Zoning:	M-1 Zoning (Outdoor Storage Available)
Access:	Interstate 35 < 16 miles Interstate 80 < 16 miles Interstate 235 < 11 miles Highway 5 < 1 mile Highway 65 < 1 mile
Regional Proximity:	Des Moines – 9 miles Ames – 45 miles Cedar Rapids - 129 miles Omaha - 145 miles
Pricing:	Call broker for pricing



±16 miles to I-35



±14.8 miles to FedEx Freight facility



±16.5 miles to UPS Freight facility



±16 miles to I-80



±18.2 miles to Ankeny Regional Airport



±10.5 miles to Des Moines Int'l. Airport

# Corporate neighbors



6600 SE 52<sup>nd</sup> Street | Carlisle, Iowa 50047



Size	± 10 – 123.5 Acres
Lot Size	± 123.5 Acres
Zoning	M-1 Zoning
Pricing	Call broker for pricing
Property Information	<ul> <li>Outdoor Storage is Available</li> <li>Build-to-suit up to 1,500,000 SF</li> <li>Potential incentives available</li> <li>Excellent Visibility</li> <li>Immediate Access to Highway 65/5</li> <li>Potential opportunity for projects to receive 10-year, 100% tax abatement</li> <li>Excellent opportunity to attract employees from the diverse labor pool of Des Moines and Carlisle.</li> </ul>





### **Contact**

### **Tanner Hedstrom**

+1 515 745 2734 | tanner.hedstrom@am.jll.com

#### **Austin Hedstrom**

+1 515 414 1767 | austin.hedstrom@am.jll.com

### Marcus R. Pitts, CCIM, SIOR

+1 515 556 4727 | marcus.pitts@am.jll.com

801 Grand Avenue, Suite 330 Des Moines, IA 50309

jll.com/des-moines

Jones Lang LaSalle Brokerage, Inc. a licensed real estate broker in 48 states | DISCLAIMER Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2021. Jones Lang LaSalle IP, In. All rights reserved.