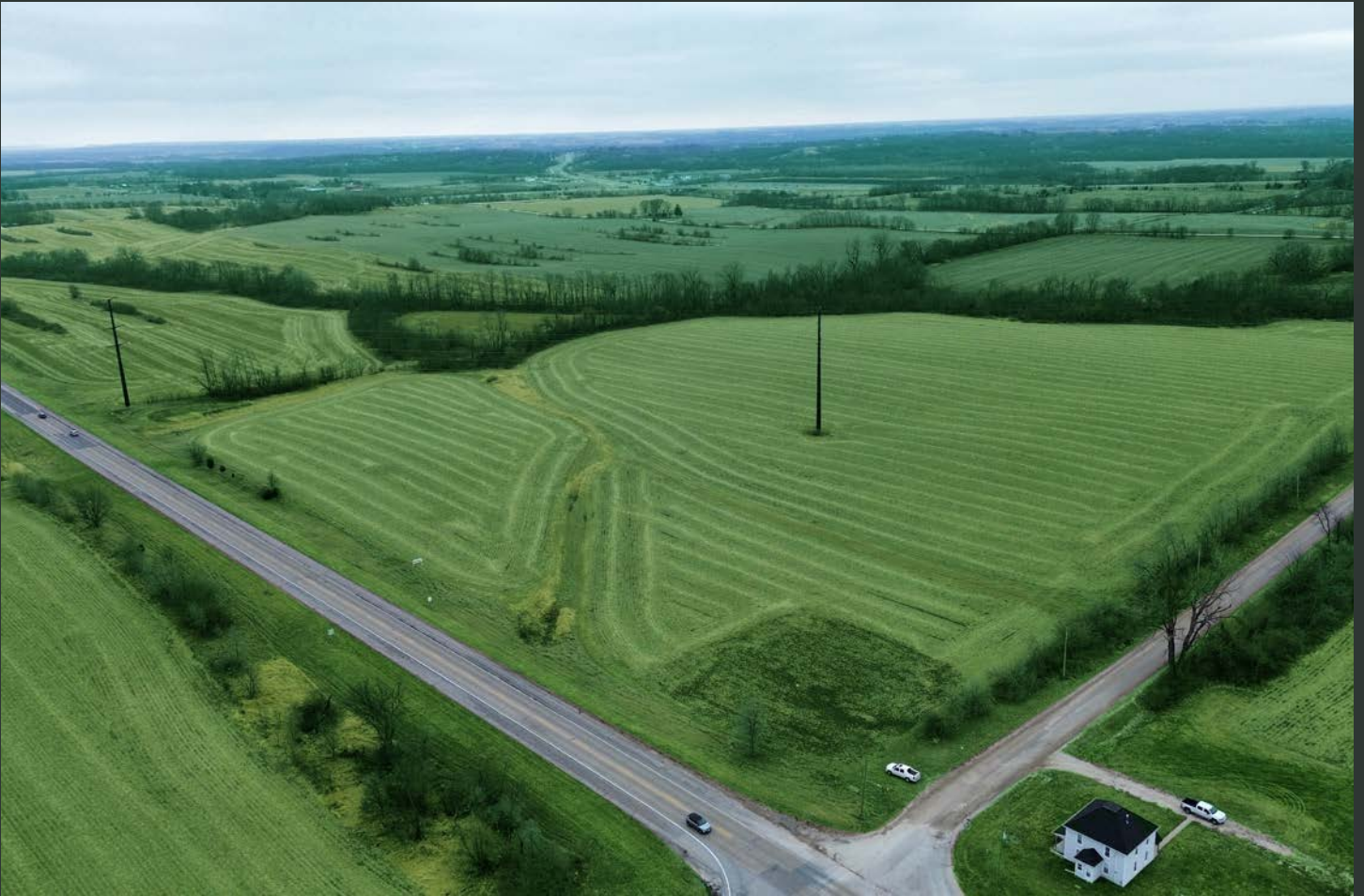




SE DES MOINES INDUSTRIAL PARK



LEASE, SALE OR BTS OPPORTUNITY

East Army Post & Highway 65



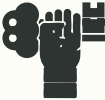











DISCOVER SE DES MOINES INDUSTRIAL PARK



SE Des Moines Industrial Park presents a prime 290-acre site in a burgeoning Des Moines, Iowa submarket, ideal for industrial, manufacturing, and data center development. This property presents a solution for businesses seeking versatile, robust infrastructure in a rapidly developing area.

 <p>3600 - 4500 E. Army Post Rd., Des Moines IA</p>	 <p>± 288.31 Acres</p>
 <p>Flexible ownership options</p>	 <p>Customizable building sizes and site layouts</p>
 <p>Ample outdoor storage</p>	 <p>Iowa Certified Site status</p>
 <p>All utilities in close proximity</p>	 <p>345 + 161 kV line adjacent to site</p>
 <p>Sanitary, water, and gas infrastructure adjacent to site</p>	 <p>Highway 65 and Interstate 80 access (Highway 65 in process of rededication to I-435)</p>

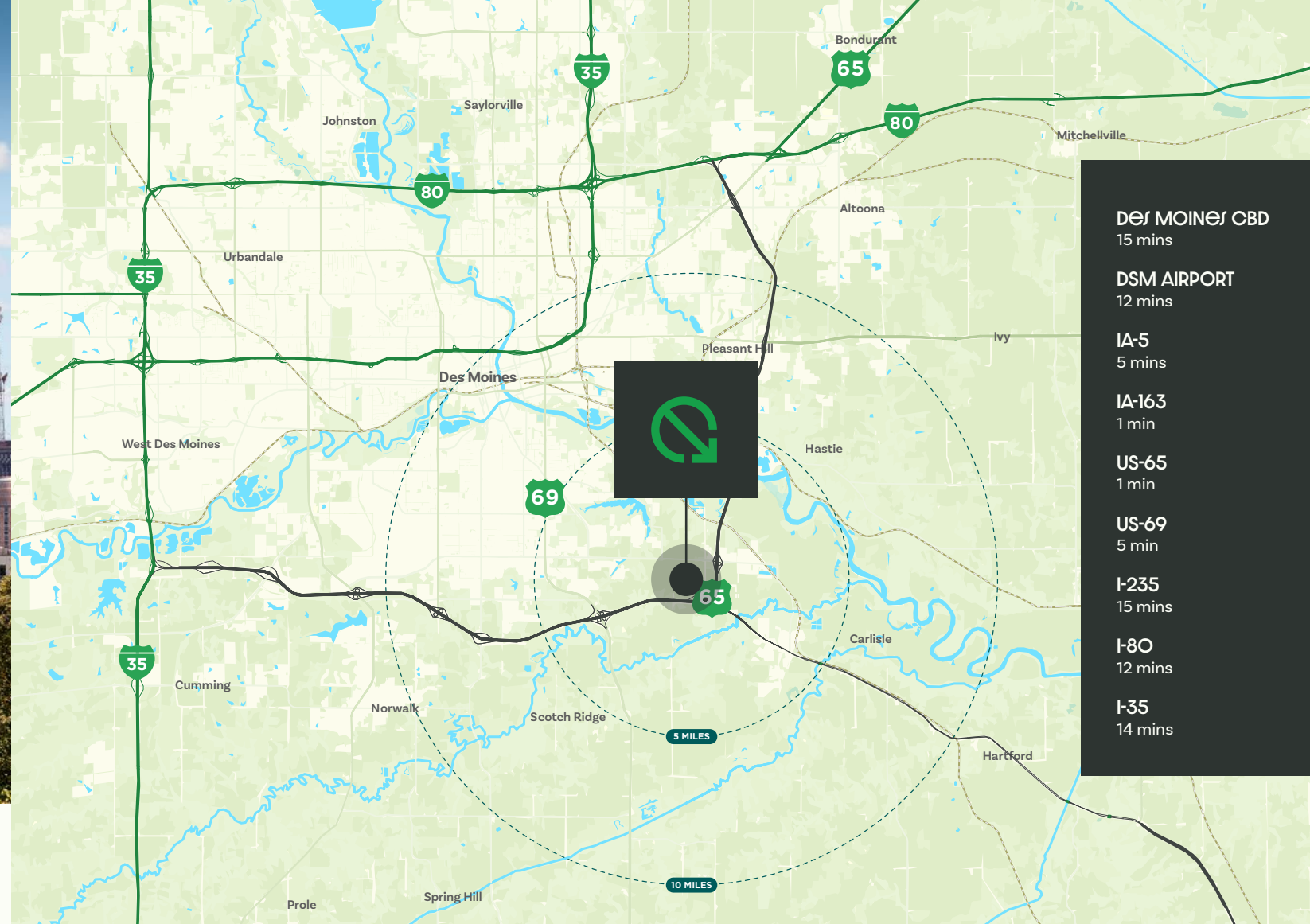




UNPARALLELED MANUFACTURING FLEXIBILITY

SE Des Moines Industrial Park offers exceptional flexibility for manufacturing operations. Companies can customize their facilities to exact specifications, with adaptable building sizes and layouts that cater to diverse production needs. The property's versatile landscape accommodates a wide range of manufacturing setups, from high-tech assembly lines to specialized production plants. This adaptability allows manufacturers to create optimized environments that align perfectly with their unique processes, machinery requirements, and future expansion plans. Whether a business needs high ceilings for tall equipment, reinforced floors for heavy machinery, or specific configurations for lean manufacturing principles, the park's flexible site design ensures that each facility can be tailored to maximize production.





STRATEGIC LOCATION

Strategically positioned adjacent to Interstate 65 (in process of redesignation to I-435) and in close proximity to Interstates 80 and 35, SE Des Moines Industrial Park is situated within the Southeast submarket of the Des Moines' industrial sector. This area encompasses approximately 14+ million square feet of industrial space and is an emerging hub for industrial development.

The strategic location, offering seamless access to the regional transportation network and a robust, skilled labor pool, has solidified its status as one of the most coveted industrial zones.



This prime location has attracted a roster of prominent employers, including industry leaders such as Meta, Zeigler CAT, as well as major attractions like the Outlets of Des Moines and Prairie Meadows Casino, further underscoring the submarket's economic vitality and growth potential.

DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total population	18,166	71,820	284,380
Median age	35.8	36.7	37.1
Projected Population Rate (2024-2029)	0.6%	0.7%	0.9%

HOUSEHOLD & INCOME	3 MILES	5 MILES	10 MILES
Total households	6,598	27,408	115,207
# of persons per households	2.7	2.5	2.4
Average household income	\$91,012	\$79,551	\$81,922



SE DES MOINES INDUSTRIAL PARK



RYAN

Ryan Companies offers a comprehensive suite of solutions for industrial, manufacturing, and data center projects. As a national commercial real estate leader, Ryan provides development, planning, design, and construction services as well as capital appropriation and incentives assessments. Ryan brings focused expertise and hands-on industry knowledge in complex industrial facilities. In addition to material handling system design integration expertise, their experience with tight regulatory environments, compliance standards like Good Manufacturing Process (GMP), and technology advancements make Ryan a trusted partner and expert advisor. Ryan offers financing options, development services, and build-to-suit solutions, making them a one-stop shop for industrial real estate needs.

MARCUS R. PITTS, CCIM, SIOR
+1 (515) 556 4727
Marcus.pitts@jll.com

AUSTIN HEDSTROM, SIOR
+1 (515) 414 1767
Austin.hedstrom@jll.com

TANNER HEDSTROM
+1 (515) 745 2734
Tanner.hedstrom@jll.com



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