



50,000 - 451,000 SF
For Lease or Sale

220 acre
Mitchellville Site

Midwest Rail & Distribution Center

Mitchellville, Iowa



For Lease or Sale

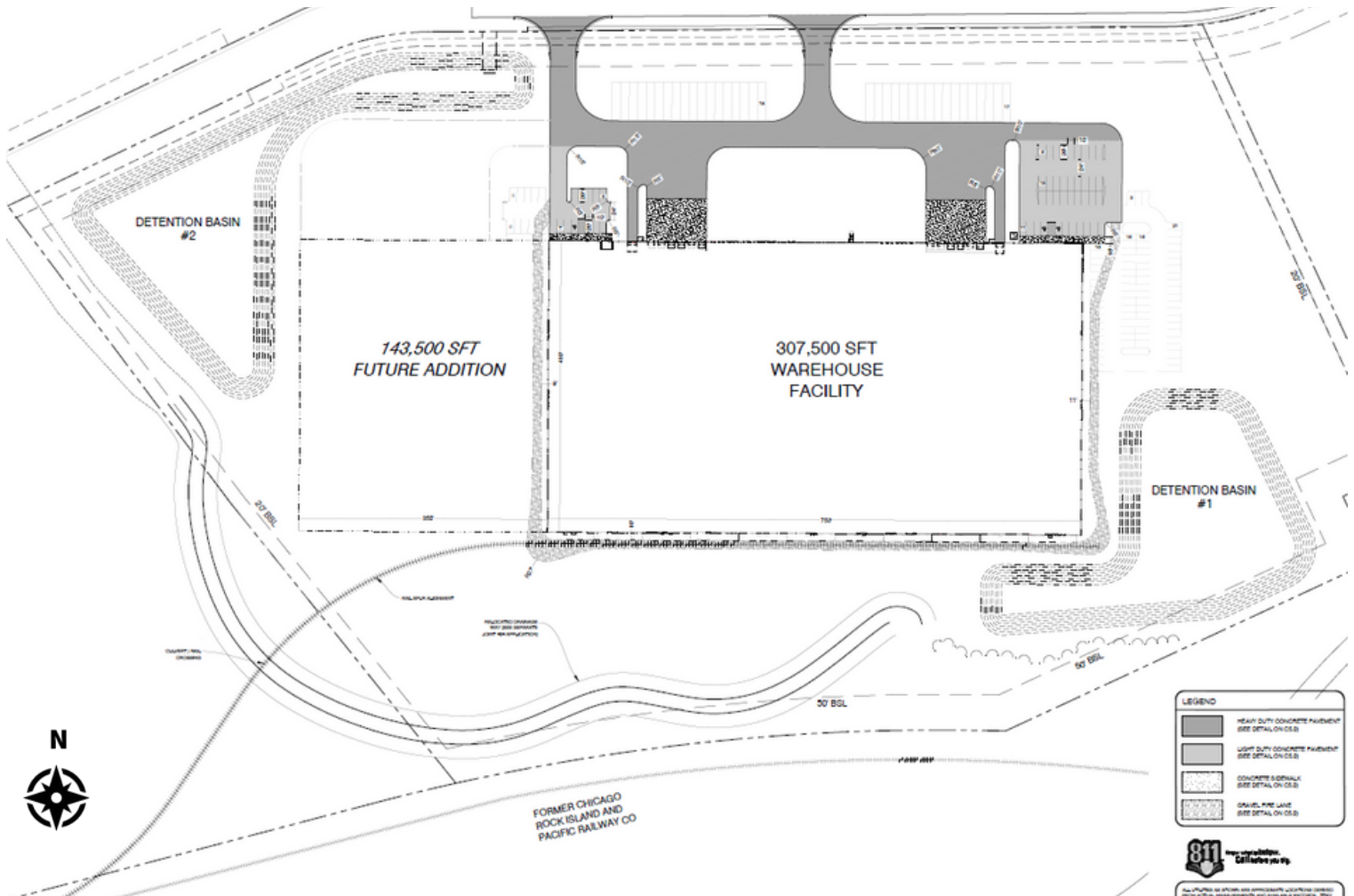
This speculative warehouse development is in a prominent industrial corridor along I-80 with developments from Amazon, Ziegler CAT, Facebook, Lineage Cold Storage, Crescent Electric, and multiple other local, regional and national users. The ease of access to Interstate 80 and rail access make it simple to transport goods throughout the Midwest.

With the close proximity to the Des Moines International Airport users can utilize air transportation across the United States. The location and access of this property make it a desirable space for any user looking to grow their business.

307,500 SF (Expandable to 451,000 SF)



Phase 1 site plan



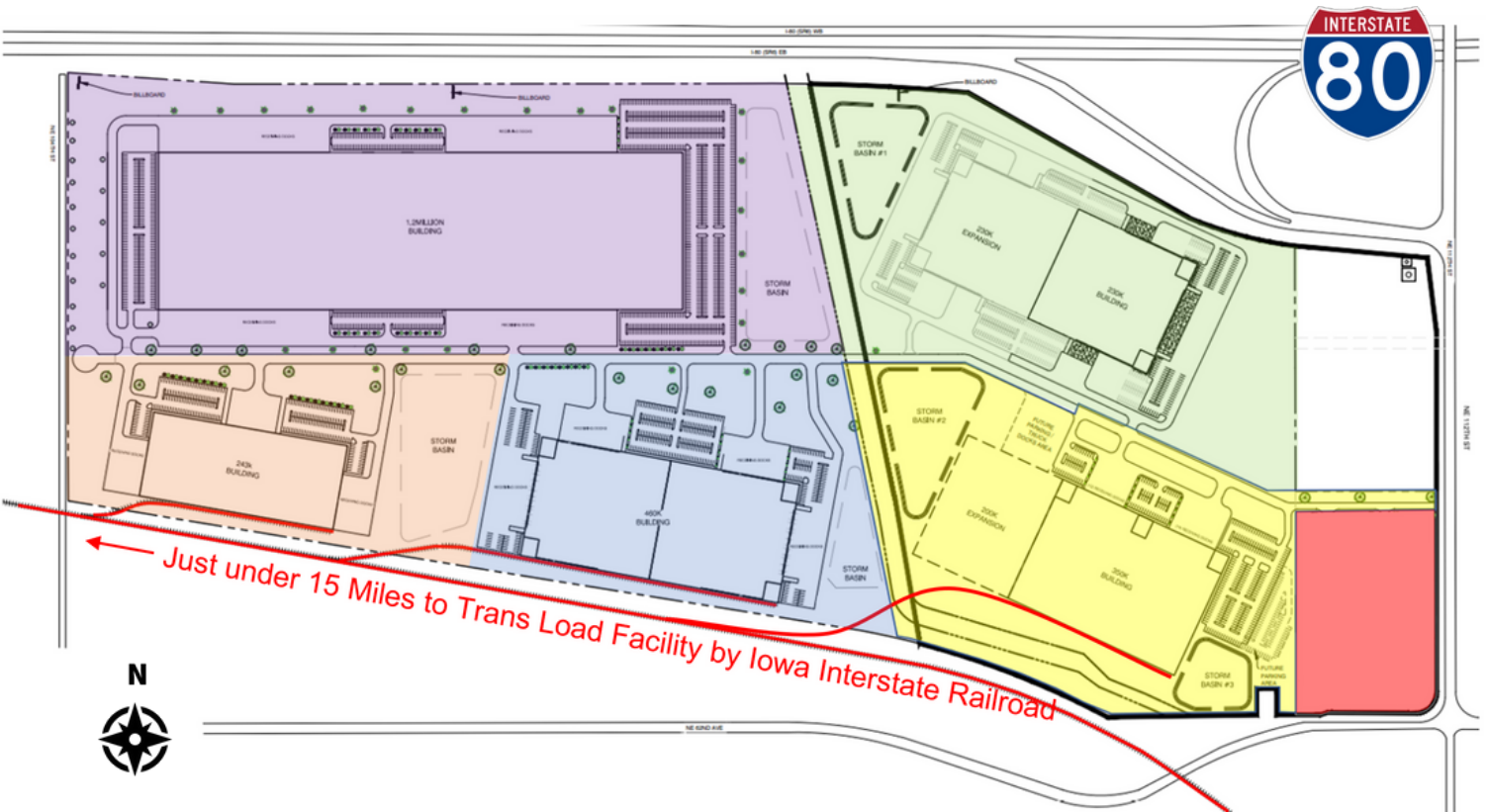
Phase 1 property specifications

- Site area: +/- 34.82 acres
- Building SF: +/- 307,500 SF, expandable to 451,000 SF or land available for outdoor storage
- Office space: BTS
- Trailer parking: TBD
- Office parking: +/- 50 (ability to add)
- Clear height: 32'
- Construction: Precast
- Dock doors: 12 (ability to add up to 25 additional)
- Overhead doors: 2 (ability to add)
- Column Spacing:
 - 50' x 60' at Docks & 50' x 50' in Building
- Fire suppression: ESFR
- Electrical Service BASE: 3000 Amp / 450V / 3 Phase
- Lighting & Exterior Lighting: LED Interior & Exterior
- Floors: 6" Concrete or Other Determined by Tenant
- Additional: Available Rail Spur

220 acre Mitchellville Site



Conceptual site plan

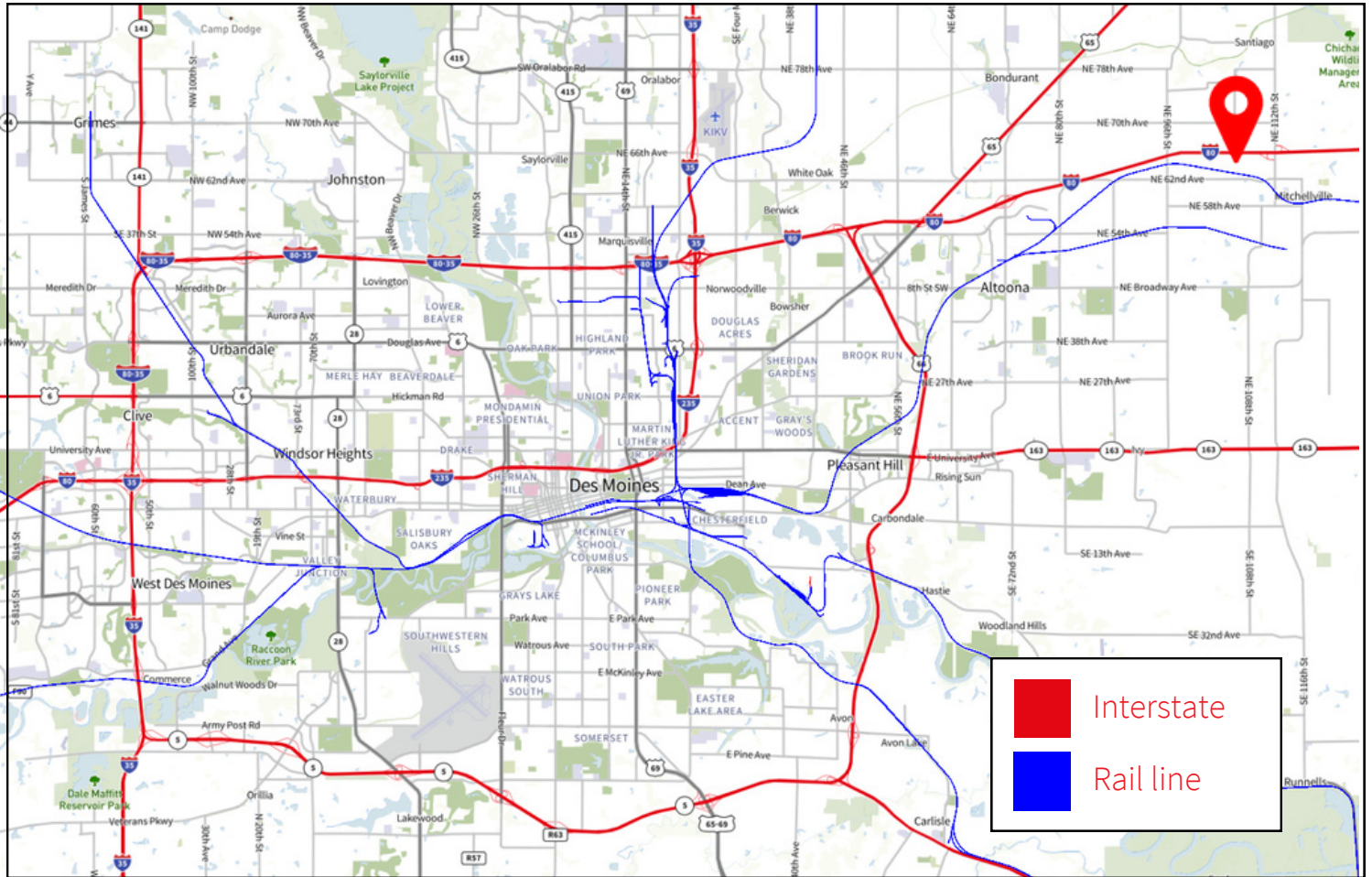


Property specifications

-  **Phase 1: 307,500 SF (expandable to 451,000 SF)**
-  **Phase 2: 230,000 SF (expandable to 460,000 SF)**
-  **Phase 3: 460,000 SF**
-  **Phase 4: 243,000 SF**
-  **Phase 5: 1,200,000 SF**
-  **Under Contract with C-Store Truck Stop**

Industrial Lots Available upon Request

Mitchellville, Iowa Midwest Distribution Center



Contact

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