

// PURCHASE PRICE



\$3,643,000

// PROPERTY FEATURES



AVAILABLE SEPTEMBER 1, 2025



ATTRACTIVE INDUSTRIAL & OFFICE SPACE



LOCATED JUST SOUTH OF THE DES MOINES METRO



EASY ACCESS TO HIGHWAY 65/69



4 MILES FROM INTERSTATE 35

Located north of Highway 92 in fast growing Indianola, with easy access to Jefferson Way (Highway 65/69) and Highway 92.





TOTAL BUILDING SIZE 56,040 SF

MAIN BUILDING SIZE 54,240 SF

OFFICE SPACE 7,080 SF

ADDITIONAL BUILDING 1,800 SF

LOT SIZE 3.28 ACRES **DOCK DOORS**

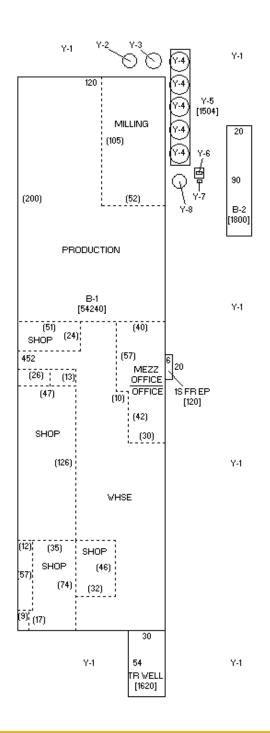
DRIVE-IN DOORS

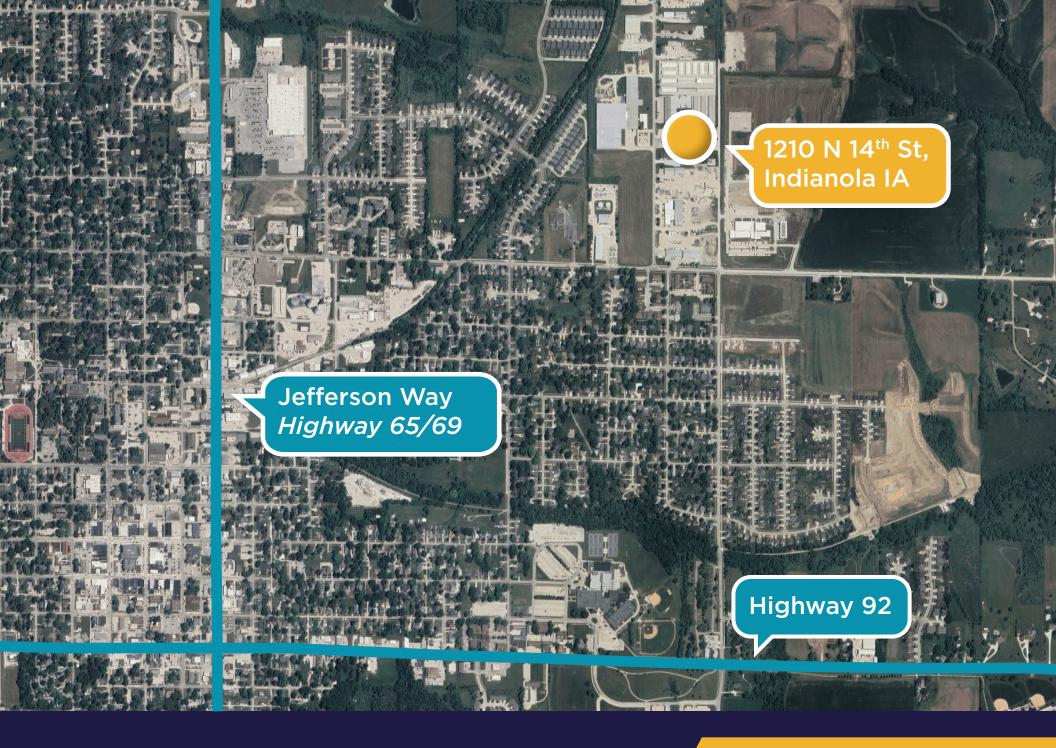
YEAR BUILT 1986

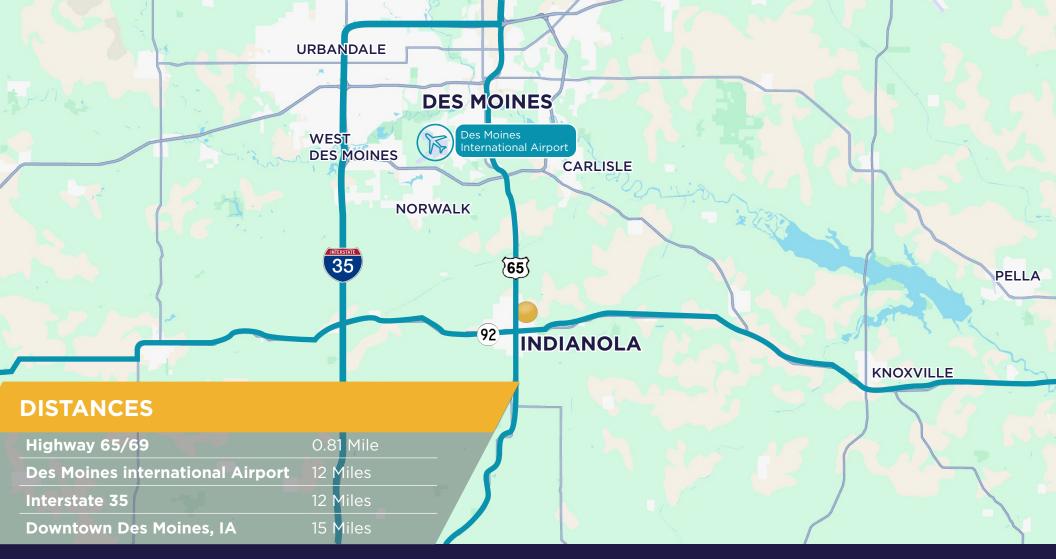
ZONING

GI - GENERAL INDUSTRIAL

// FLOOR PLAN







// LOCATION & DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,194	16,590	19,440
Avg household income	\$108,596	\$96,689	\$98,250
Workforce	3,335	8,423	8,751



CONTACT

MATT LUNDBERG SIOR, CCIM

Senior Vice President +1 515 556 8088 mlundberg@iowaca.com



Iowa Commercial Advisors

©2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.