



CUSHMAN & WAKEFIELD

Iowa Commercial Advisors



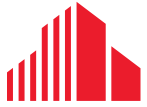
FOR SALE | UP TO 107 ACRES

DEVELOPMENT LAND ADJACENT TO META CAMPUS

NE 46th Street & NE 62nd Ave / Altoona, IA
FOR SALE / Up to 107 Acres Available

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WAKEFIELD**

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PROPERTY OVERVIEW

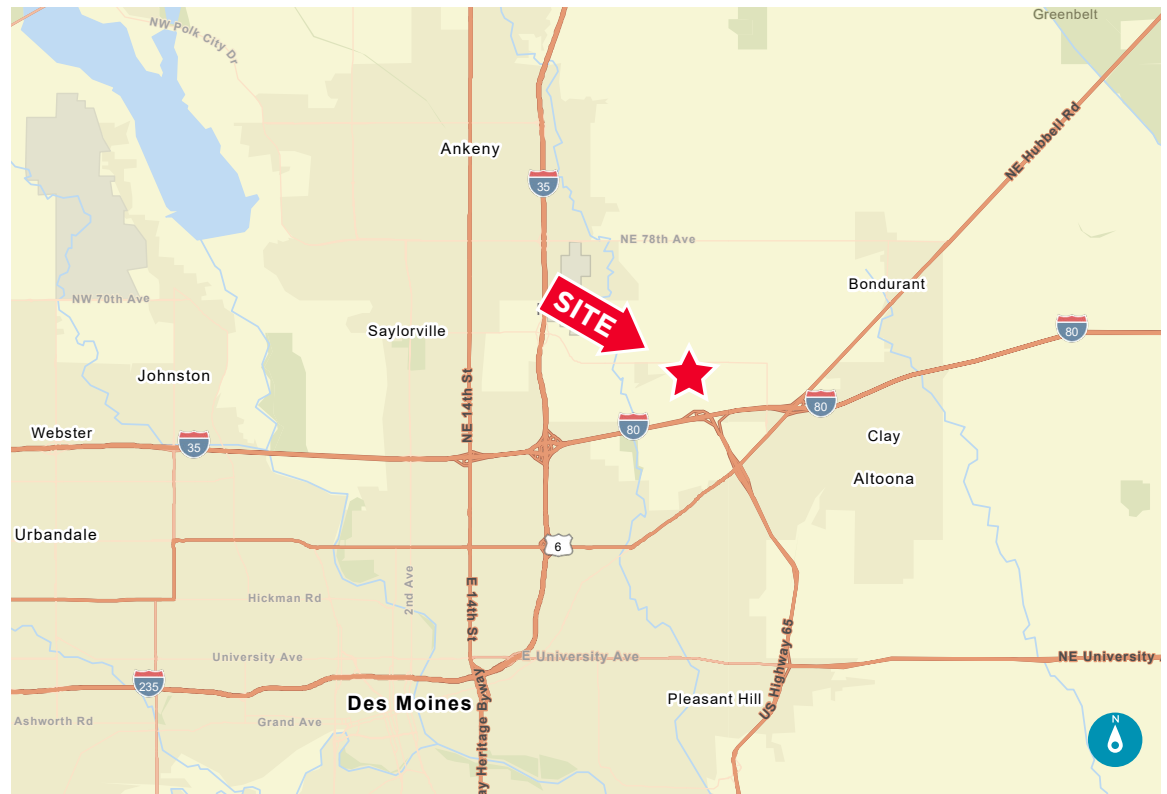
AVAILABLE: UP TO 107 AC
SALE PRICE: \$2.00 PSF

PROPERTY HIGHLIGHTS

- Adjacent to Meta’s Data Center, the largest data center in the midwest
- Less than 3 miles away from Amazon’s distribution centers
- Easy access to I-80/35
- Interstate visibility
- ADT 60,000+ vehicles
- Currently zoned at AT (Agriculture Transition District)

TRAFFIC COUNTS

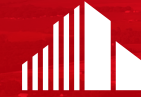
US-65	23,000 VPD
I-80	77,000 VPD



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