



# Northridge 80|35

4600-4700 NE 14TH STREET | DES MOINES

Industrial Land | For Lease | Sale | Build-to-Suit

CBRE



For Lease, Sale or Build-to-Suit

# Northridge 80|35

## PHASE II

### INDUSTRIAL LAND

The second phase of Northridge 80|35--Des Moines' Premier Industrial and Logistics Center is ready to be build on at the crossroads of the US in Central Iowa. Fronting Interstate 80 & 35, stretching from New York to Los Angeles and from Canada to Mexico, this location provides an excellent location for companies delivery goods and services to much of the country. Northridge 80|35 is designed for multiple sized occupiers seeking facilities with immediate access to the greater population of Des Moines and under 6 hours access to Chicago, Minneapolis, St. Louis, Kansas City and Omaha.

#### AVAILABLE SPACE

+ 100,000 - 1,000,000 SF  
(Buildings A, D & E)

+ 60.11 Acres (multiple parcels)

+ FLEXIBLE BUILDING SIZES

#### LEASE RATE

+ Negotiable

#### SALE PRICE

+ Negotiable (call for pricing)



# Northridge 80|35 - Phase II

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For Lease  
Sale or  
BTS

Building A  
Site Area +/- 14.5 Acres  
Building Area +/- 196,500 GSF  
Auto Parking +/- 180 Stalls  
Docks +/- 40 Doors  
Drive-In Doors 2 Doors  
Trailer Parking +/- 14 Stalls

Building D  
Site Area +/- 10.8 Acres  
Building Area +/- 194,000 GSF  
Auto Parking +/- 120 Stalls  
Docks +/- 47 Doors  
Drive-In Doors 2 Doors  
Trailer Parking +/- 9 Stalls

Building E  
Site Area +/- 14.4 Acres  
Building Area +/- 262,500 GSF  
Auto Parking +/- 180 Stalls  
Docks +/- 60 Doors  
Drive-In Doors 2 Doors

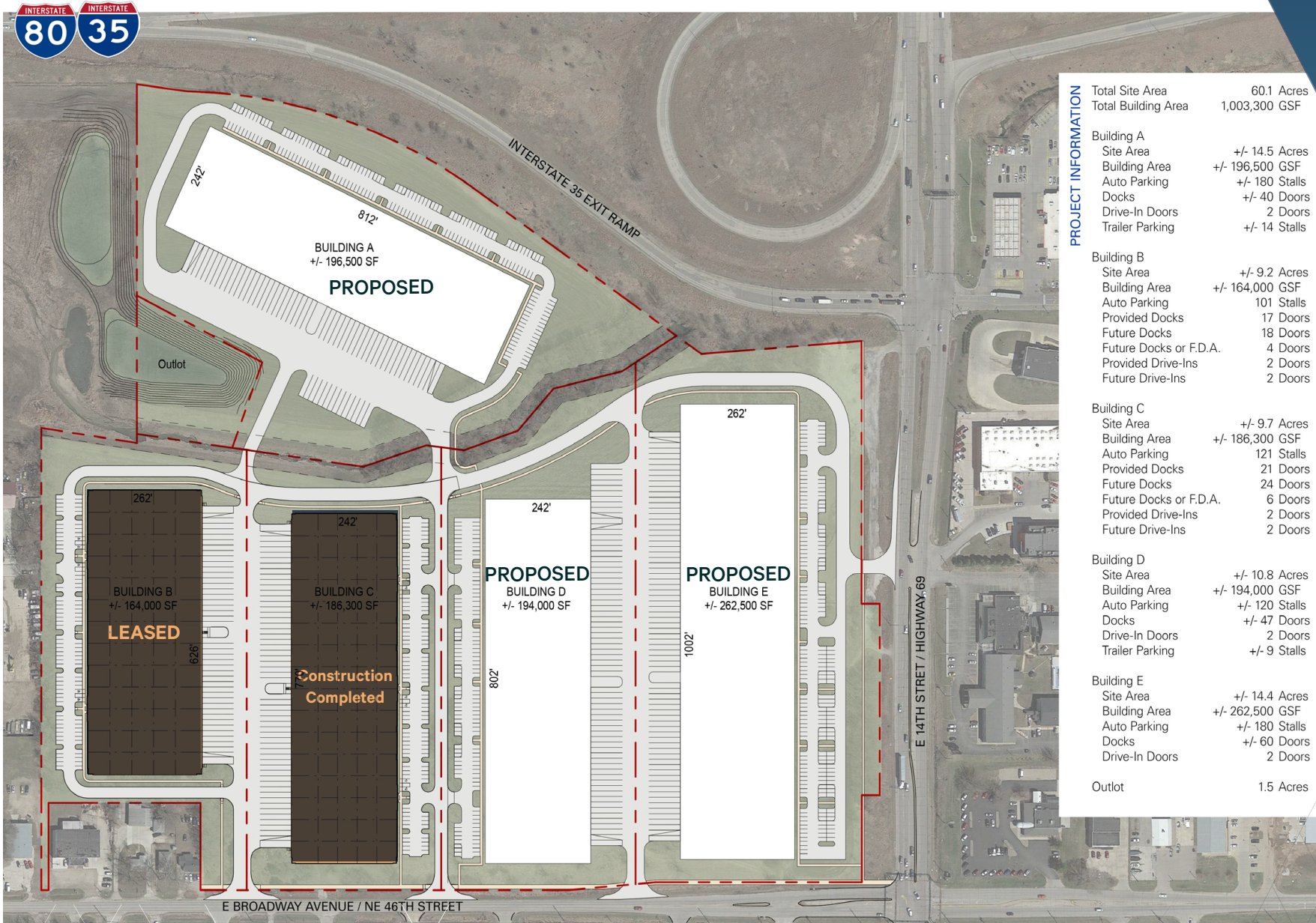




# Northridge 80|35 - Phase II

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**PROJECT INFORMATION**

Total Site Area	60.1 Acres
Total Building Area	1,003,300 GSF
<b>Building A</b>	
Site Area	+/- 14.5 Acres
Building Area	+/- 196,500 GSF
Auto Parking	+/- 180 Stalls
Docks	+/- 40 Doors
Drive-In Doors	2 Doors
Trailer Parking	+/- 14 Stalls
<b>Building B</b>	
Site Area	+/- 9.2 Acres
Building Area	+/- 164,000 GSF
Auto Parking	101 Stalls
Provided Docks	17 Doors
Future Docks	18 Doors
Future Docks or F.D.A.	4 Doors
Provided Drive-Ins	2 Doors
Future Drive-Ins	2 Doors
<b>Building C</b>	
Site Area	+/- 9.7 Acres
Building Area	+/- 186,300 GSF
Auto Parking	121 Stalls
Provided Docks	21 Doors
Future Docks	24 Doors
Future Docks or F.D.A.	6 Doors
Provided Drive-Ins	2 Doors
Future Drive-Ins	2 Doors
<b>Building D</b>	
Site Area	+/- 10.8 Acres
Building Area	+/- 194,000 GSF
Auto Parking	+/- 120 Stalls
Docks	+/- 47 Doors
Drive-In Doors	2 Doors
Trailer Parking	+/- 9 Stalls
<b>Building E</b>	
Site Area	+/- 14.4 Acres
Building Area	+/- 262,500 GSF
Auto Parking	+/- 180 Stalls
Docks	+/- 60 Doors
Drive-In Doors	2 Doors
Outlot	1.5 Acres



# Building Information

For Lease  
Sale or  
BTS



## BUILDING FEATURES

- + Build-to-Suits from 100,000 SF to 1,000,000 SF
- + Ceiling Heights 32 - 45 ft clear heights possible
- + Loading: superior dock flexibility, including the ability to cross-dock
- + ESFR sprinklers
- + Large truck courts with excellent maneuverability
- + Parking: Designed for ample car parking and trailer storage



## PARK FEATURES

- + Located inside the "Loop" of 80|35.
- + Minutes to Interstate 80/35/235 Interchange
- + 11 minutes to Des Moines CBD (4.6 Miles)
- + 341 miles to Chicago (5 hrs 15 minutes)
- + Zoned: Commercial Industrial Mixed Use
- + PUD - Light Industrial
- + Interstate visibility and signage opportunity
- + Dual access onto E Broadway with future access onto NE 14th St.
- + Dual routes to I-80 & 35 via NE 14th St and 2nd Ave



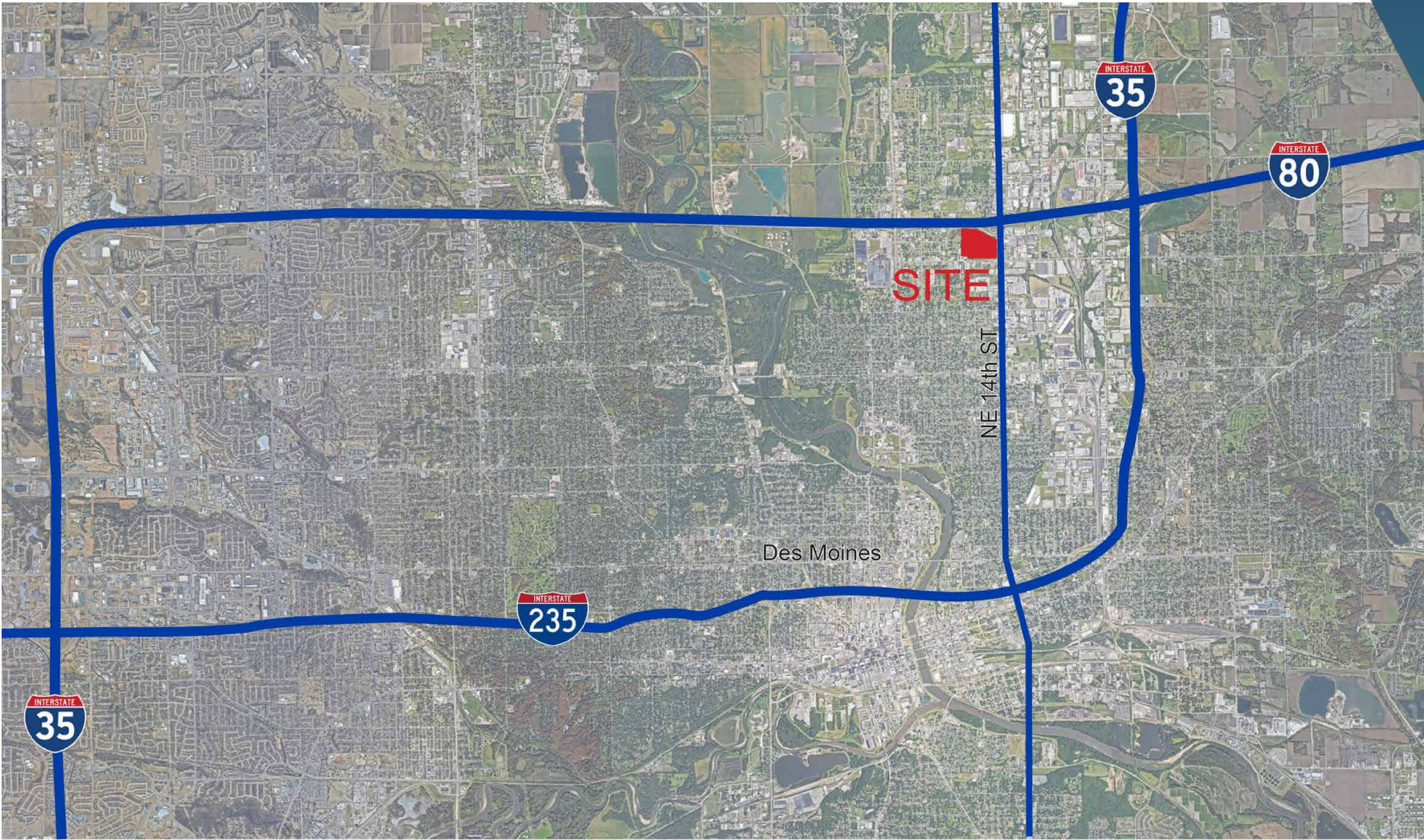
## TRAFFIC COUNTS

- + Interstate 80|35: 86,700 vpd
- + NE 14th Street: 17,700 vpd



# Location Map

For Lease  
Sale or  
BTS





# Location Map

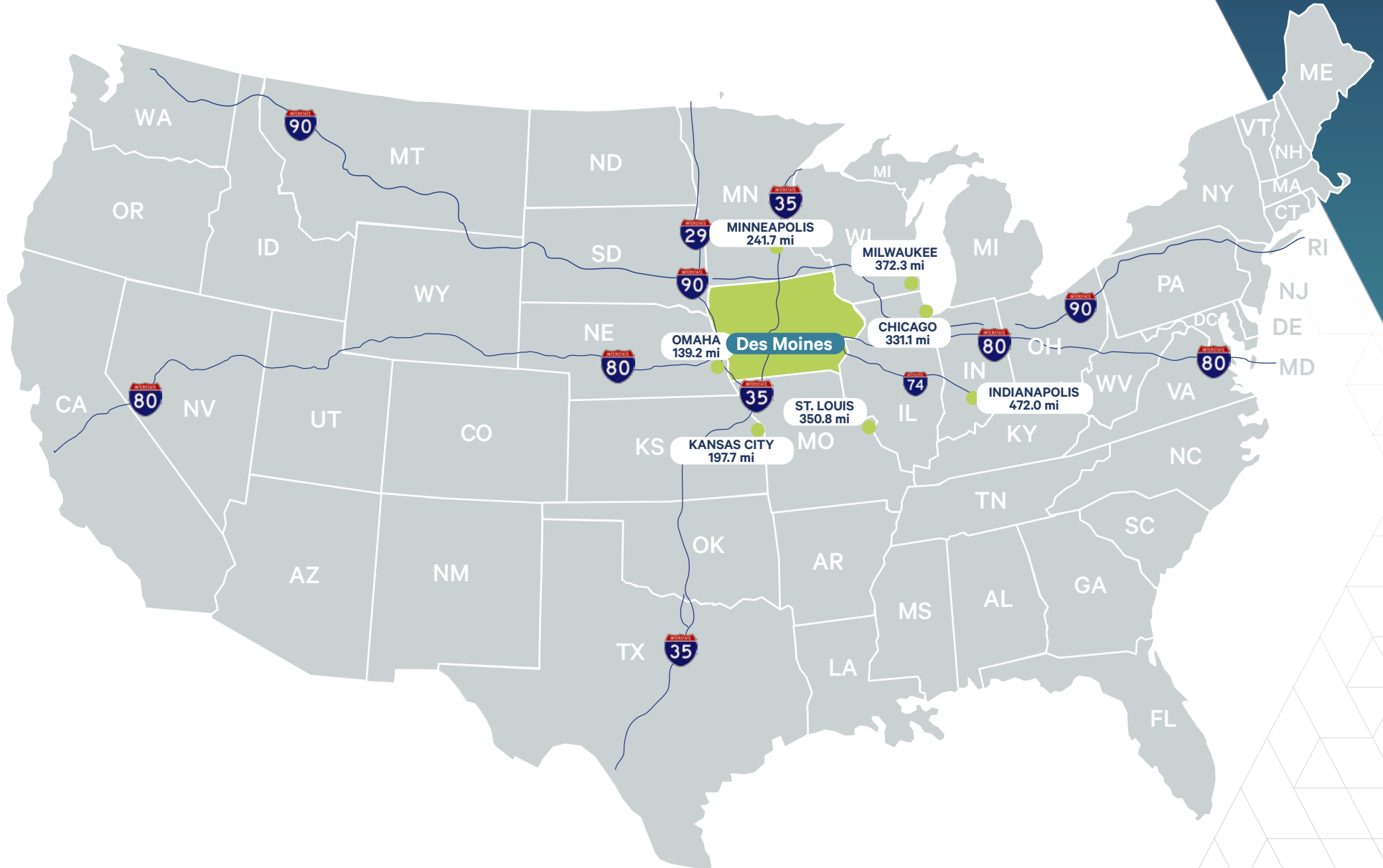
For Lease  
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# Mileage from Des Moines

For Lease  
Sale or  
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# Contact Us

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