

Northridge 80|35

990 E BROADWAY AVENUE | DES MOINES



AVAILABLE SPACE

Industrial | For Lease

CBRE

Northridge 80|35

PHASE I

NEW OCCUPIER SPACE

The first phase of Northridge 80|35--Des Moines' Premier Industrial and Logistics Center is now ready for occupancy 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

- + 990 E Broadway Building C
 - 58,080 SF
- + Will demise
 - (3-bay minimum)
- + Prominent end-cap space
- + 6 docks (more possible)
- + 1 Drive-in

LEASE RATE

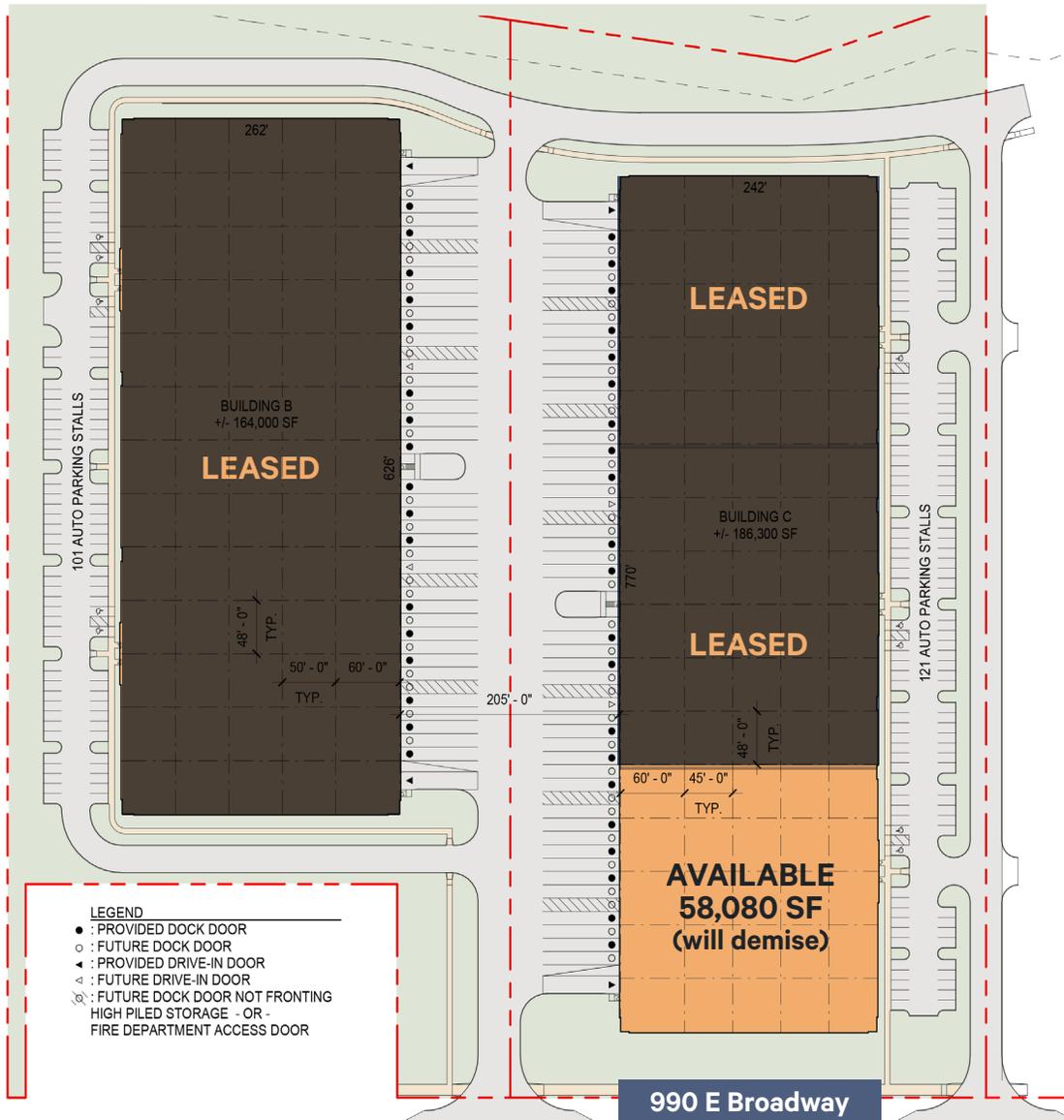
- + \$7.50 psf NNN
- + Tax abatement
- + Low operating expense estimate
- + Office - Build-to-suit



Northridge 80|35 - Phase I

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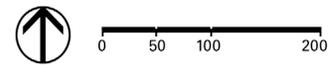


- LEGEND**
- : PROVIDED DOCK DOOR
 - : FUTURE DOCK DOOR
 - ▲ : PROVIDED DRIVE-IN DOOR
 - △ : FUTURE DRIVE-IN DOOR
 - ⊗ : FUTURE DOCK DOOR NOT FRONTING
 - ⊗ : HIGH PILED STORAGE - OR - FIRE DEPARTMENT ACCESS DOOR

PROJECT INFORMATION

Building C	
Site Area	9.7 Acres
Building Area	+/- 186,300 SF
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

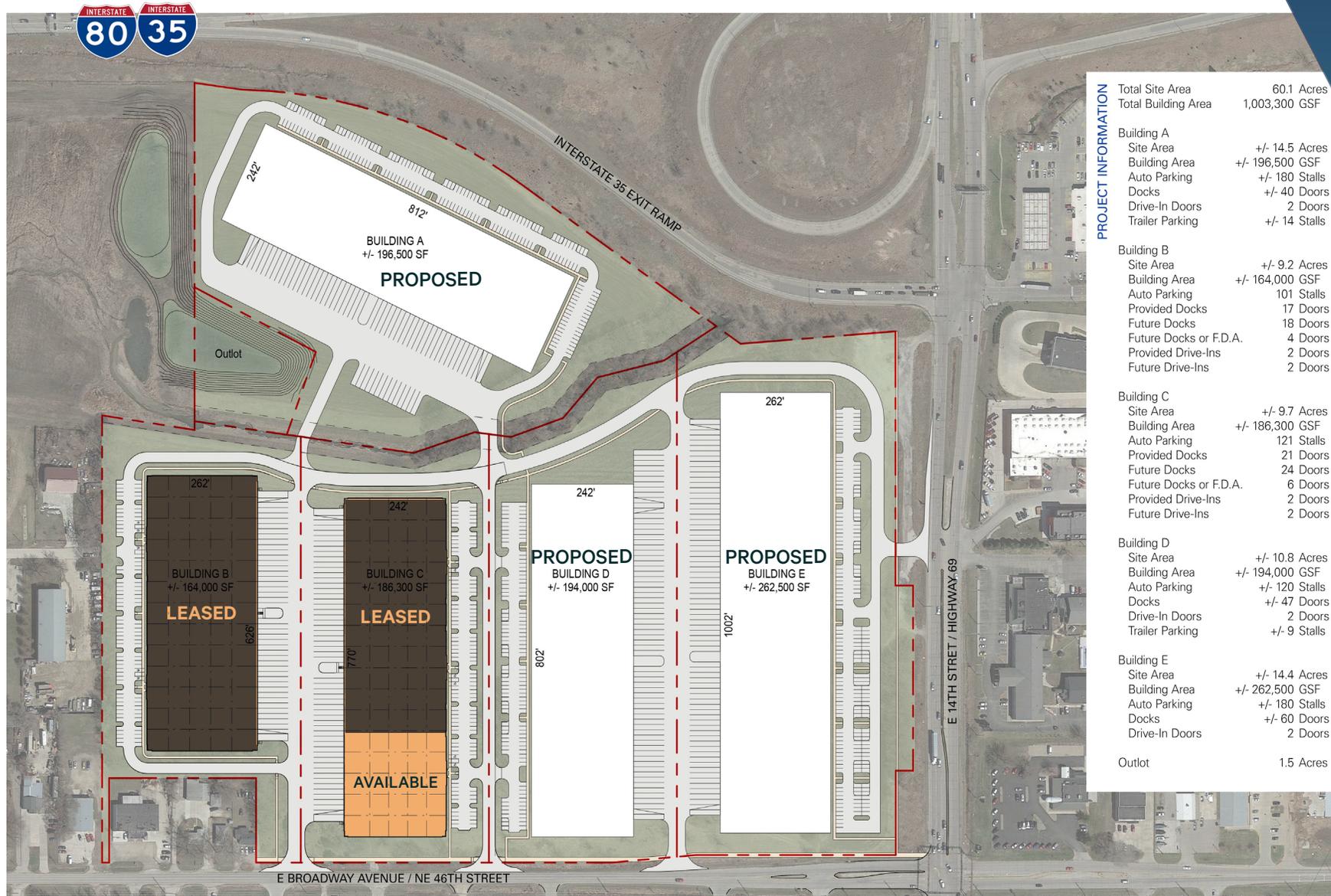
E 14TH STREET/HIGHWAY 69



Northridge 80|35 - Phase I

990 E BROADWAY AVENUE | DES MOINES

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PROJECT INFORMATION	
Total Site Area	60.1 Acres
Total Building Area	1,003,300 GSF
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 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
Building C	
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
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
Outlot	1.5 Acres

Building Information

For Lease



BUILDING FEATURES

- + New Construction: 186,300 (Building C)
- + Ceiling Height: 32 ft.
- + Loading: superior dock flexibility, including drive-in doors
- + ESFR sprinklers
- + Large truck courts with excellent maneuverability
- + Parking: Designed for ample car parking and potential trailer storage



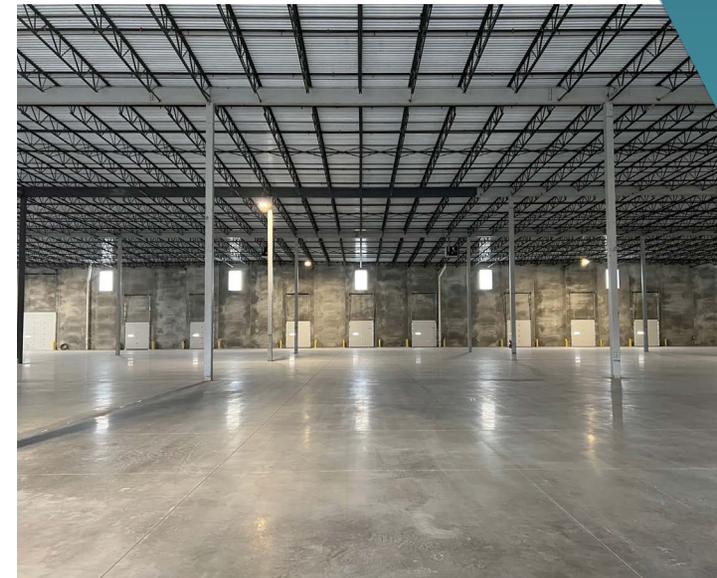
PARK FEATURES

- + 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



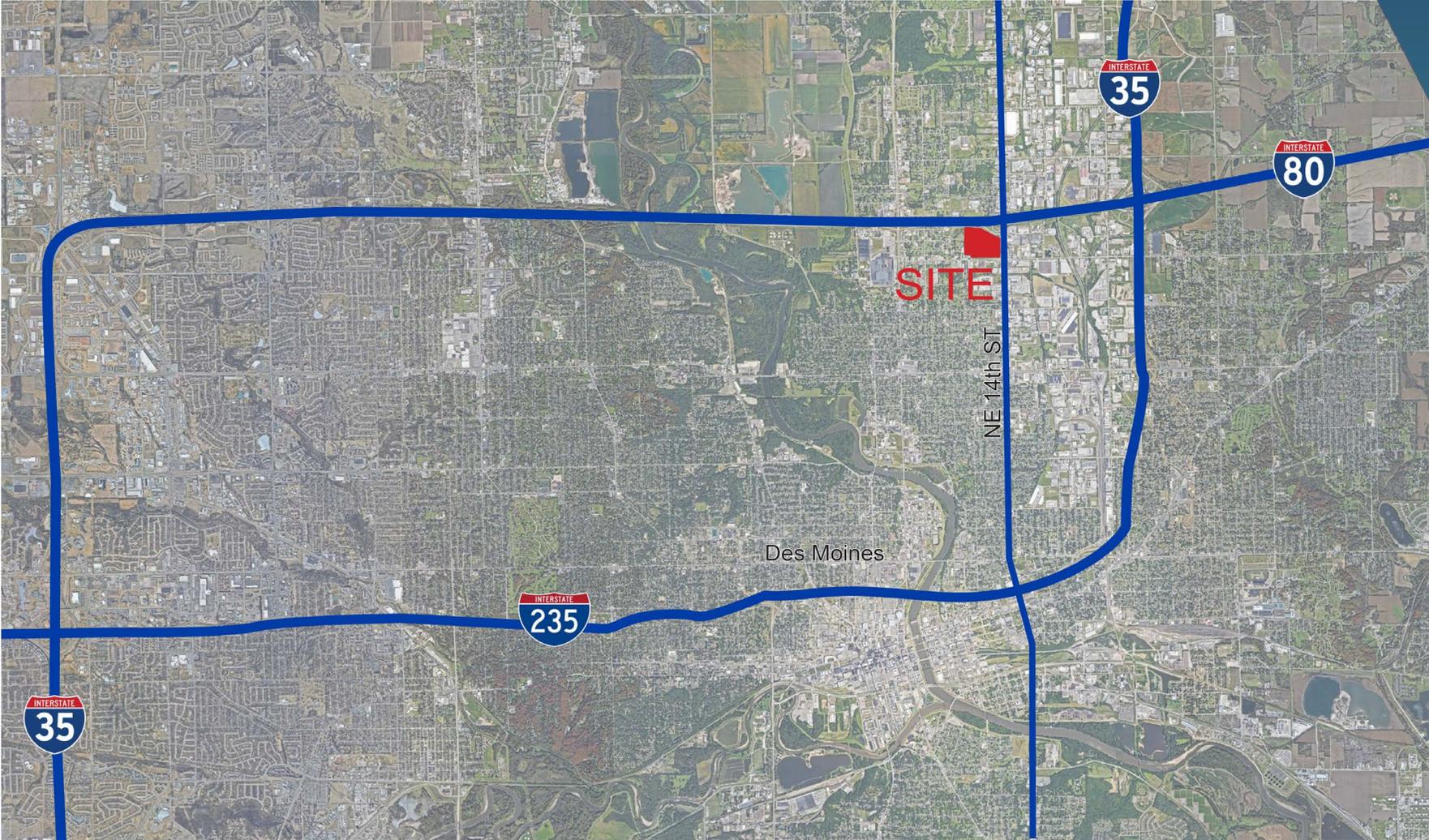
TRAFFIC COUNTS

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



Location Map

For Lease



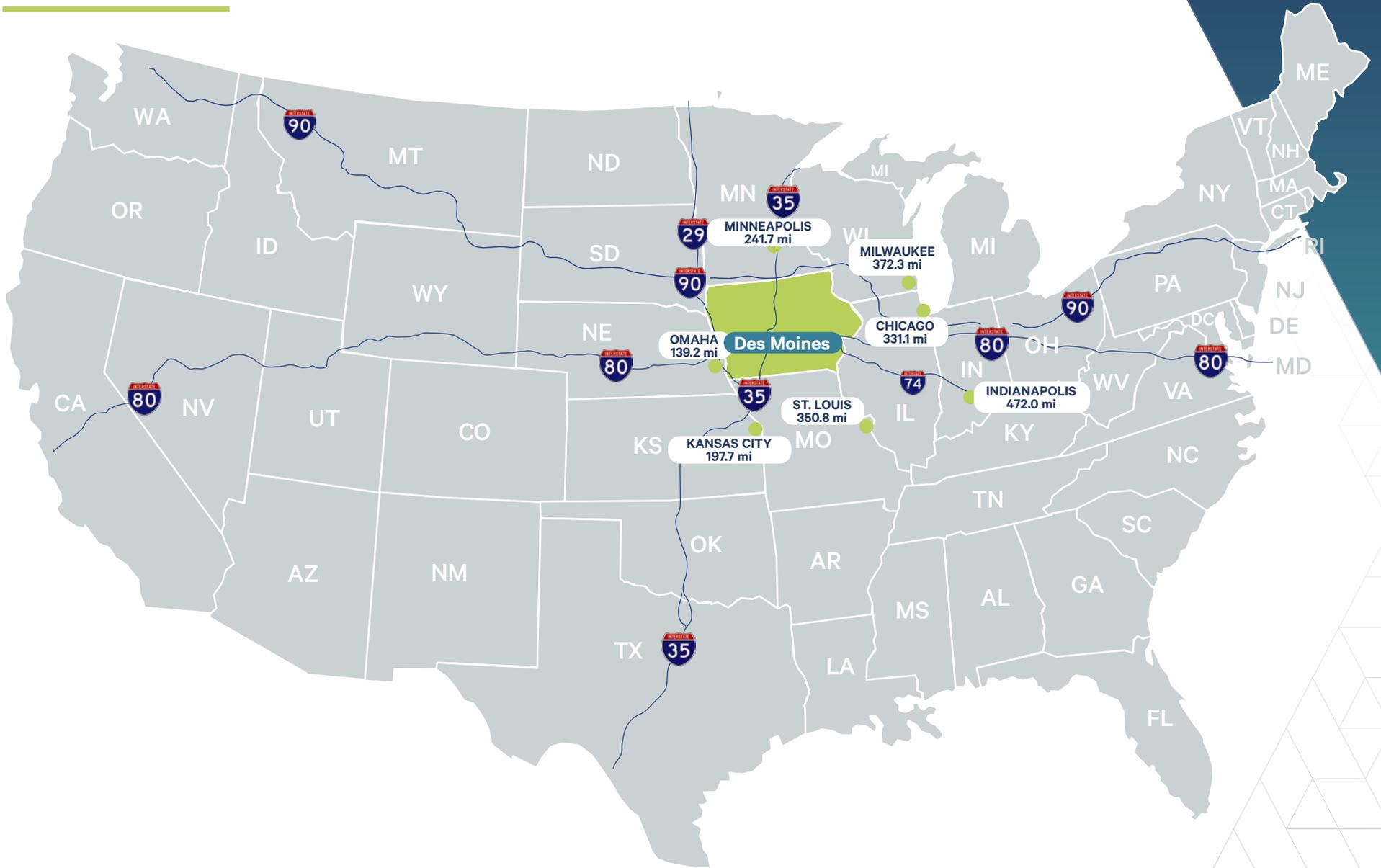
Location Map

For Lease



Mileage from Des Moines

For Lease





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