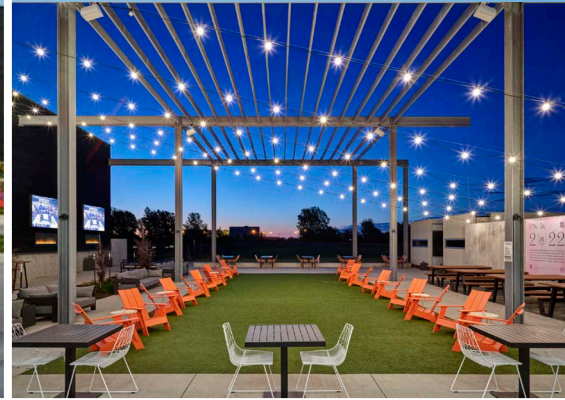
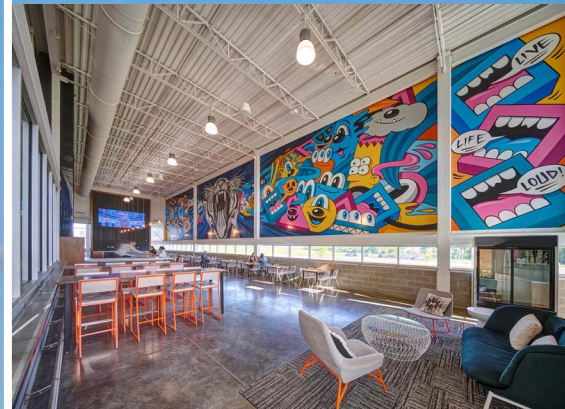


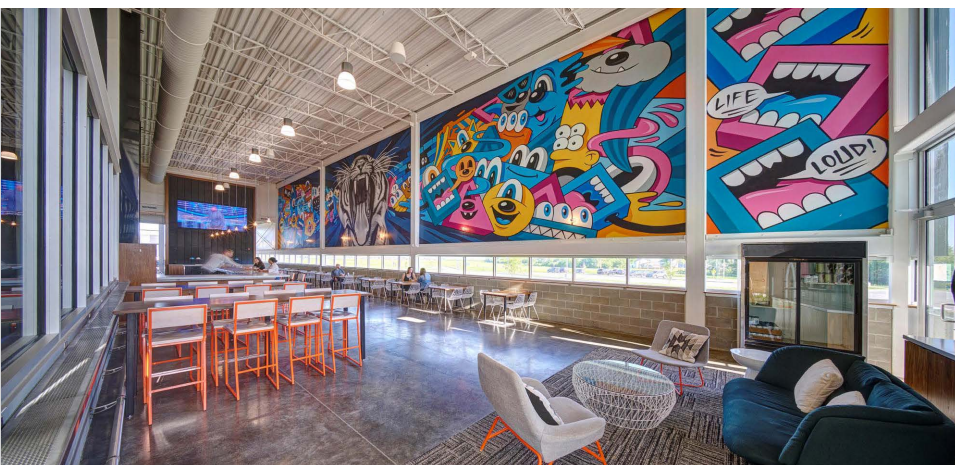
255 NW SUNRISE DR
waukee, iowa

TURN-KEY CLASS A BREWERY



CBRE

PROPERTY OVERVIEW



Building Square Feet 12,180 Square Feet

Land 5.95 Acres

Sale Price/Lease Rate Call for Pricing

Parking 156 existing parking stalls

Building exterior has no paint finish to minimize future maintenance costs

Surrounded by a large outdoor patio and 1/2 acre dog park

Received the 2022 AIA Iowa Excellence in Design Merit Award

Featuring a Shou Sugi Ban Accoya Wood Exterior & five original art installations, the subject property is the former Kinship Brewery located in Waukee, Iowa. The award-winning building is situated on the Raccoon River Valley Bike Trail, near Triumph Park & just off Hickman Road adjacent to many new housing developments.

BREWERY DETAILS

CANNING WITH CAPACITY TO DO LARGE QUANTITIES READY TO GO



\$1.5M OF EQUIPMENT IN PLACE & READY FOR OPERATIONS

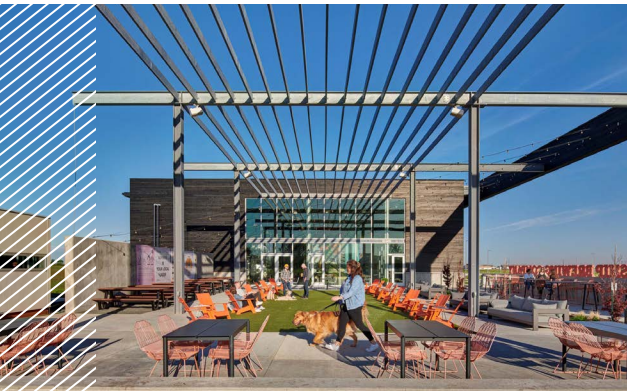
The production facility is made up of 10,000 sq.ft. for beer production along with fermentation, canning, cooler space and storage.

The tank space layout allows for 40,000 BBLs of beer production per year. The 3 vessel brewhouse is a 30 BBL system consisting of mash tun, lauter tun and boil kettle (with built in internal calandria) in addition to a 90 BBL hot liquor tank and a 90 BBL cold liquor tank.



AMENITY DETAILS

ADJACENT TO BIKE TRAIL
1/2 ACRE DOG PARK
EXPANSIVE OUTDOOR PLAZA
ROOM TO EXPAND





FLOOR PLAN

LOCATION



Waukee 8-9 Middle School



NE Douglas

Waukee Schools Natatorium

Rialto

123 Townhome Units Under Construction

Stratford Crossing

Casey's

10th St



Ashley Acres
183 Single Family Homes

NORTHWEST HIGH SCHOOL



Prairie Rose

255
nw sunrise

FUTURE
FAREWAY
MEAT & GROCERY

Raccoon River Valley Bike Trail

CONVERSE
NW
470 Multi-family Units

WAUKEE CROSSING
New Single-family Community

Medium Density Development

The Commons at Gateway Park



Waukee Crossing

Broderick Animal Clinic

Future Commercial

Trailhead

StorageMart

King's Material Inc.



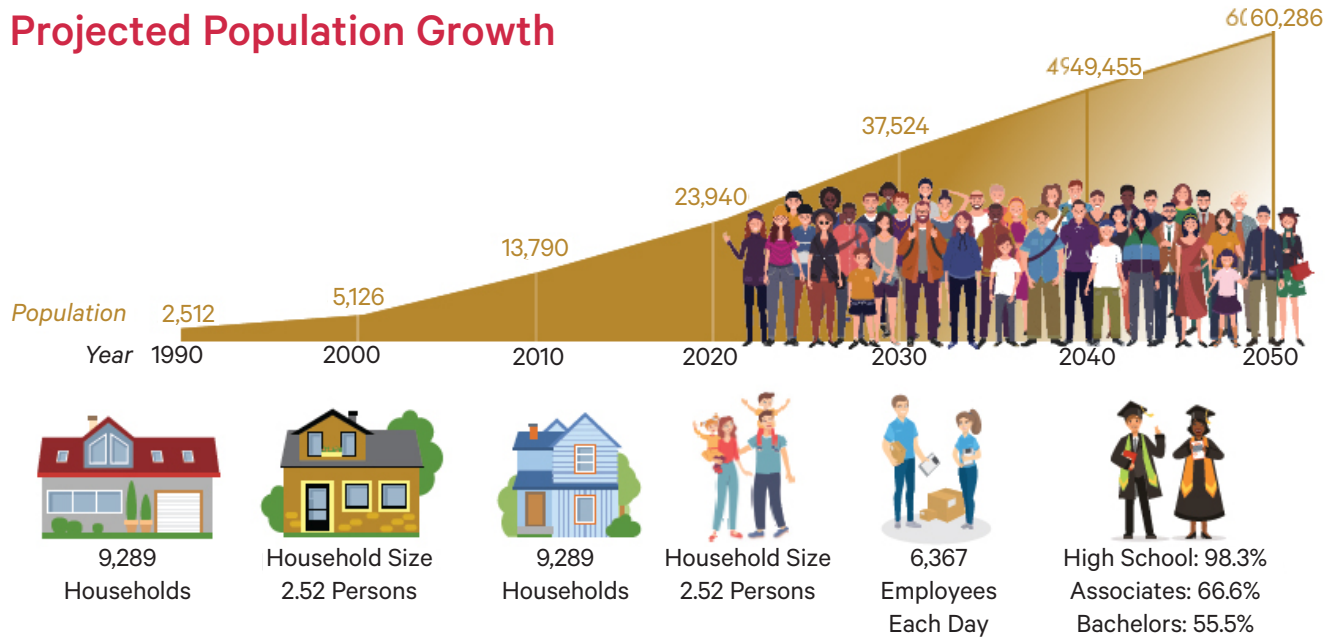
Hickman Rd

25,000 VPD



RETAIL OPPORTUNITY IN WAUKEE

Projected Population Growth



Source: City of Waukee Economic Development

2023 Demographics

- 58,437** Residents
- 23** Miles of Trails
- \$108,447** Median Household Income
- #1** Fastest Growing Large City In Iowa
- 17** Parks
- #1** First Fully Fiber Community in The Des Moines Metro

Within 1 Mile

1,325 Students at Northwest High School

2,081 Student population at Waukee Middle School



The **66-acre** Triumph Park includes many park amenities, including the Greater Iowa Credit Union Miracle League® Field, **12 softball/baseball fields** for local and large traveling tournament use, **15,000-square-foot** EPIC Inclusive Playground, and **11-acre pond** with accessible fishing pier.

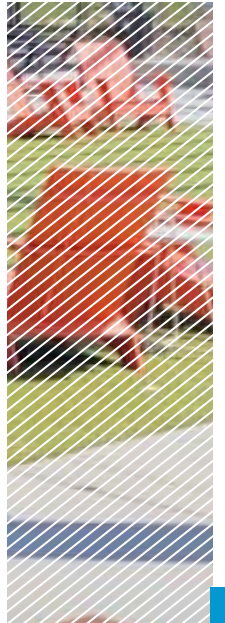
Natorium Scheduled to Open in 2024

The **61,000-square-foot, \$33 million building** will hold two pools — one 50-meters by 25-yards and the other a four-lane, 25-yard pool. The larger pool will be suited for competitions and diving while the smaller pool will primarily be used for extracurricular use, such as swim lessons and other programming.



255 NW SUNRISE DR

waukee, iowa



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