



Mitchellville
5 - 190 acres

Midwest Rail & Distribution Center



Mitchellville, Iowa

Lease, Sale, or Build-to-Suit

5 - 190 acres | Industrial, Commercial, Mixed-Use District

This development site is in a prominent industrial corridor along I-80 with developments from Kwik Star, Interstate Power Systems, Amazon, Ziegler CAT, Facebook, Vermeer, Robinson, John Deere, and multiple other local, regional and national users. The ease of access to Interstate 80 and rail access make it simple to transport goods throughout the Midwest.

Property details

Midwest Rail & Distribution Center

Mitchellville, Iowa

Availability:	Lease, sale, or build-to-suit
Total lot size:	5 - 190 Acres
Development type:	Industrial, distribution, warehouse, commercial, mixed-use
Zoning:	Commercial, Industrial, Mixed-Use District (C-I-M-U)
Access:	Interstate 80 < 0.5 miles Highway 330 < 7.6 miles Interstate 35 < 15.5 miles
Regional Proximity:	Ames – 42 miles Cedar Rapids – 111 miles Omaha – 151 miles
Pricing:	Call broker for pricing

MIDWEST RAIL
& DISTRIBUTION



**< 0.5 miles to
I-80**



**+/- 15 miles
to FedEx
Freight
facility**



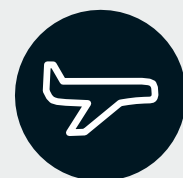
**+/- 14.5
miles to UPS
Freight
facility**



**+/- 15
miles
to I-35**



**+/- 15 miles
to Ankeny
Regional
Airport**

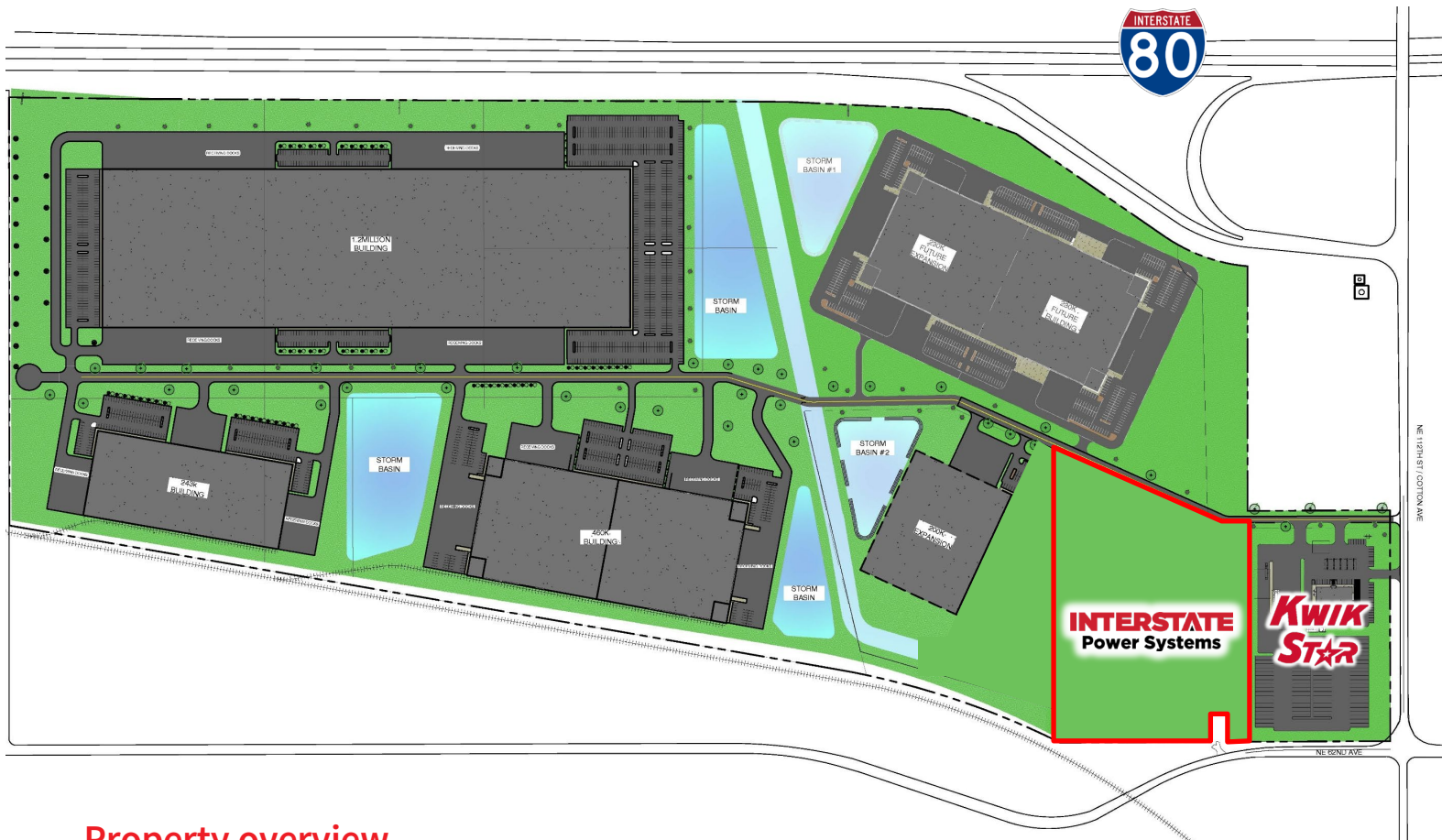


**+/- 23.1 miles
to Des Moines
Int'l. Airport**

Site plan conceptual

***For marketing purposes only. Subject to change.**

Midwest Rail & Distribution Center
Mitchellville, Iowa



Property overview

- Site area: 5-190 acres available
- Building SF: Build to suit (BTS) – 20,000-2,000,000 SF
- Office space: BTS
- Trailer parking: BTS
- Office parking: BTS
- Clear height: BTS
- Dock doors: BTS
- Overhead doors: BTS
- Column spacing: BTS
- Fire suppression: BTS
- Electrical service BASE: BTS
- Lighting & exterior lighting: BTS
- Floors: BTS
- Development type: Industrial, flex, warehouse, manufacturing, commercial, mixed-use
- Rail: Iowa Interstate Railroad; opportunity to add a rail spur to the development
- Frontage on Interstate 80 with close proximity to the Des Moines Metro
- Ownership is open to assisting with a build to suit or selling to a group to perform their own development

Renderings

***For marketing purposes only. Subject to change.**

Midwest Rail & Distribution Center
Mitchellville, Iowa



Location

Midwest Rail & Distribution Center Mitchellville, Iowa



Area demographics

Midwest Rail & Distribution Center

Mitchellville, Iowa



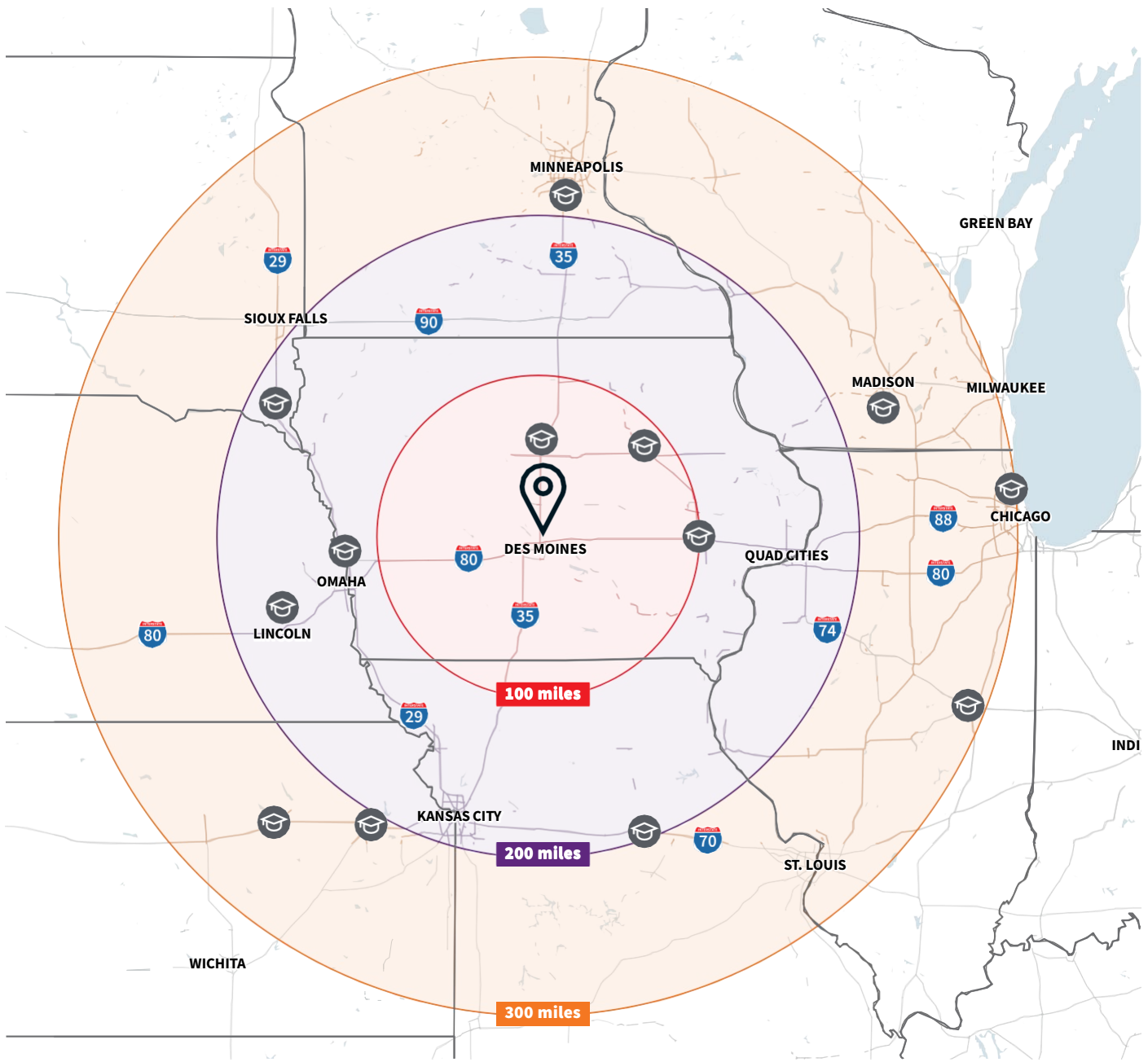
Population	3 Miles	5 Miles	10 Miles
Total population	3,378	11,066	77,628
Total daytime population	2,227	7,291	59,205
Median age	38.3	37.9	38.0



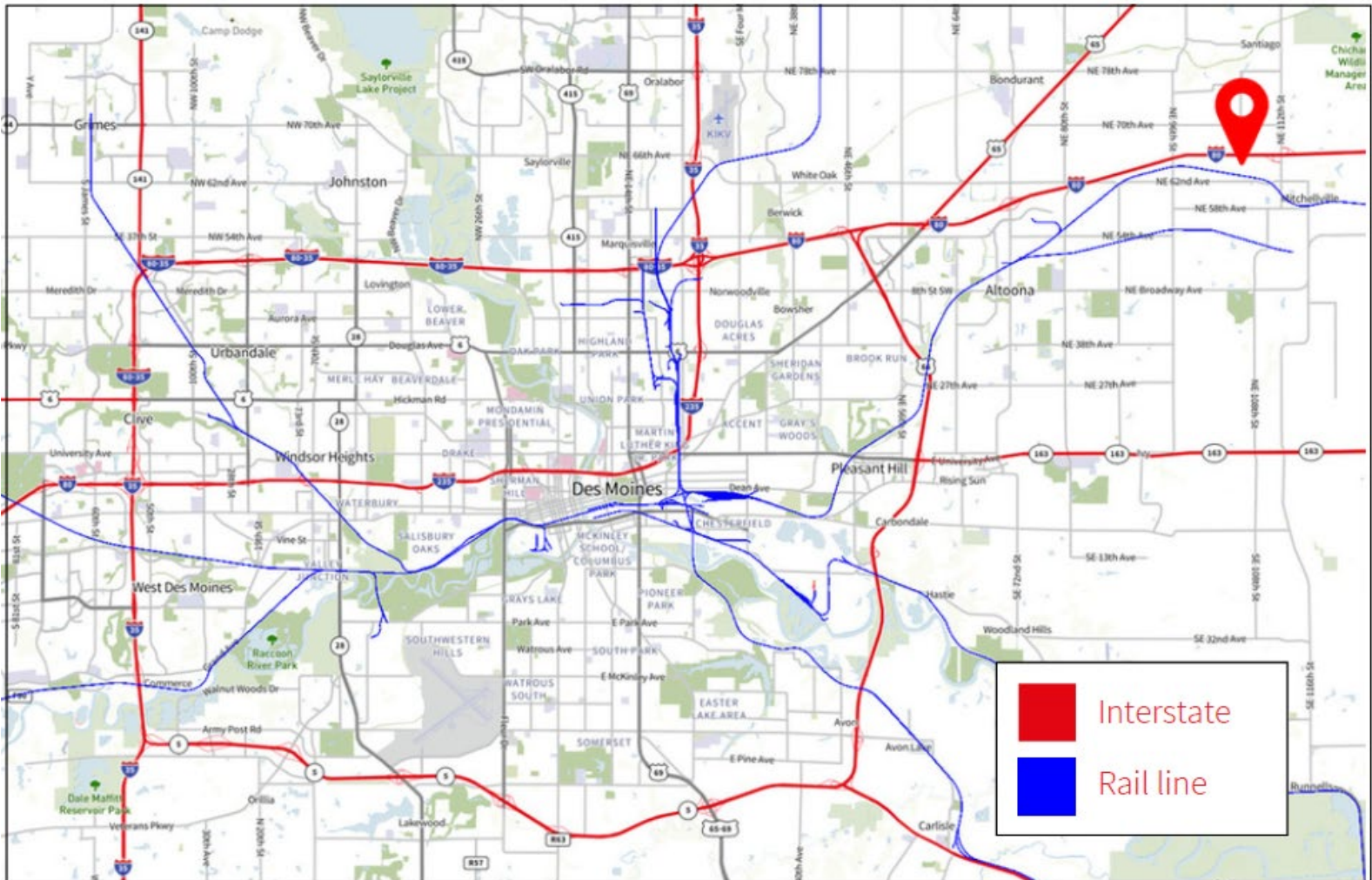
Households & income	3 Miles	5 Miles	10 Miles
Total households	1,022	3,838	29,221
Median household income	\$96,310	\$106,527	\$94,341
Average household income	\$108,711	\$121,938	\$117,475

*ESRI 2026

Regional Location



MIDWEST RAIL & DISTRIBUTION CENTER



Contacts

Marcus R. Pitts, CCIM, SIOR

+1 515 556 4727 | marcus.pitts@jll.com

Austin Hedstrom, SIOR

+1 515 414 1767 | austin.hedstrom@jll.com

Tanner Hedstrom

+1 515 745 2734 | tanner.hedstrom@jll.com

jll.com/des-moines

Jones Lang LaSalle Brokerage, Inc. a licensed real estate broker in 48 states | DISCLAIMER Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.