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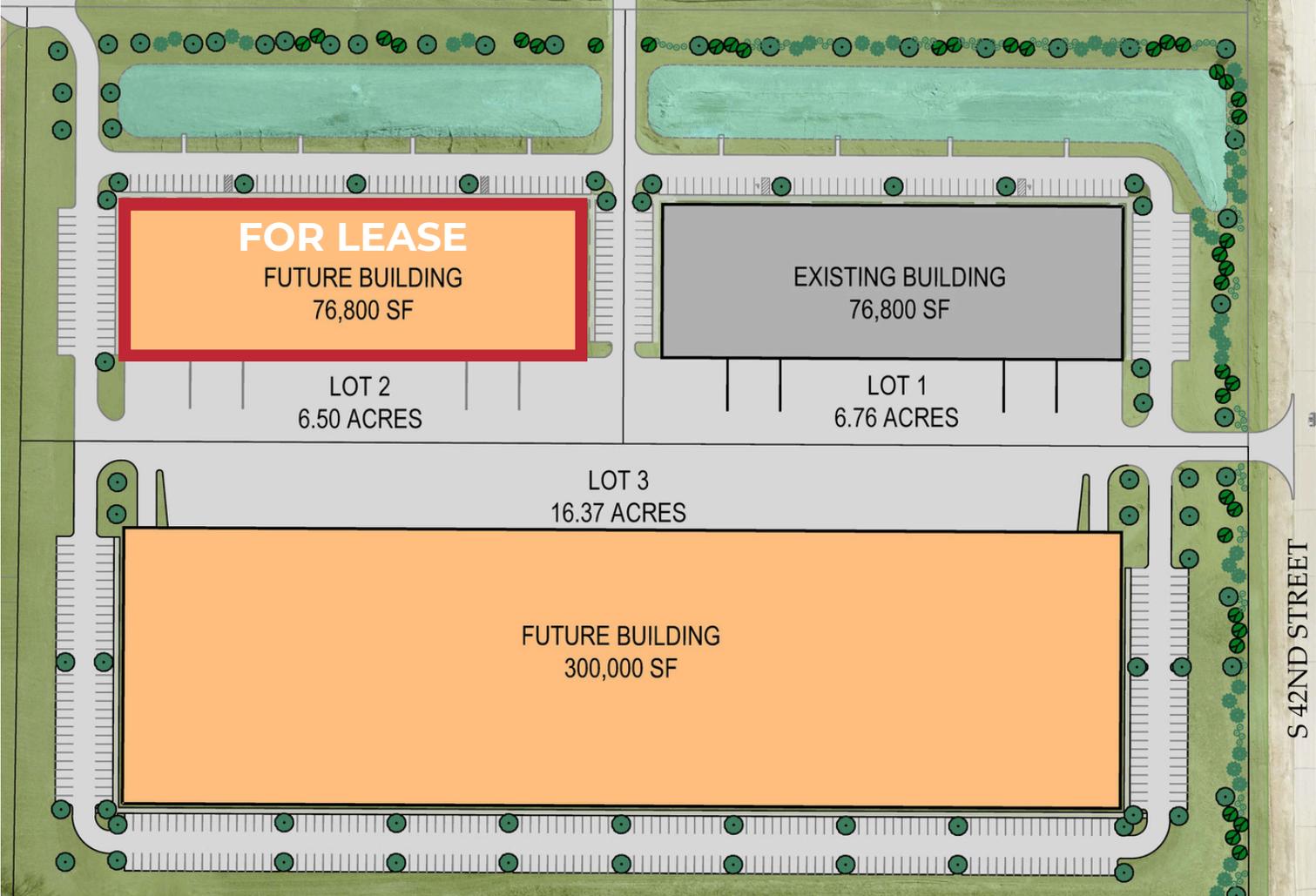
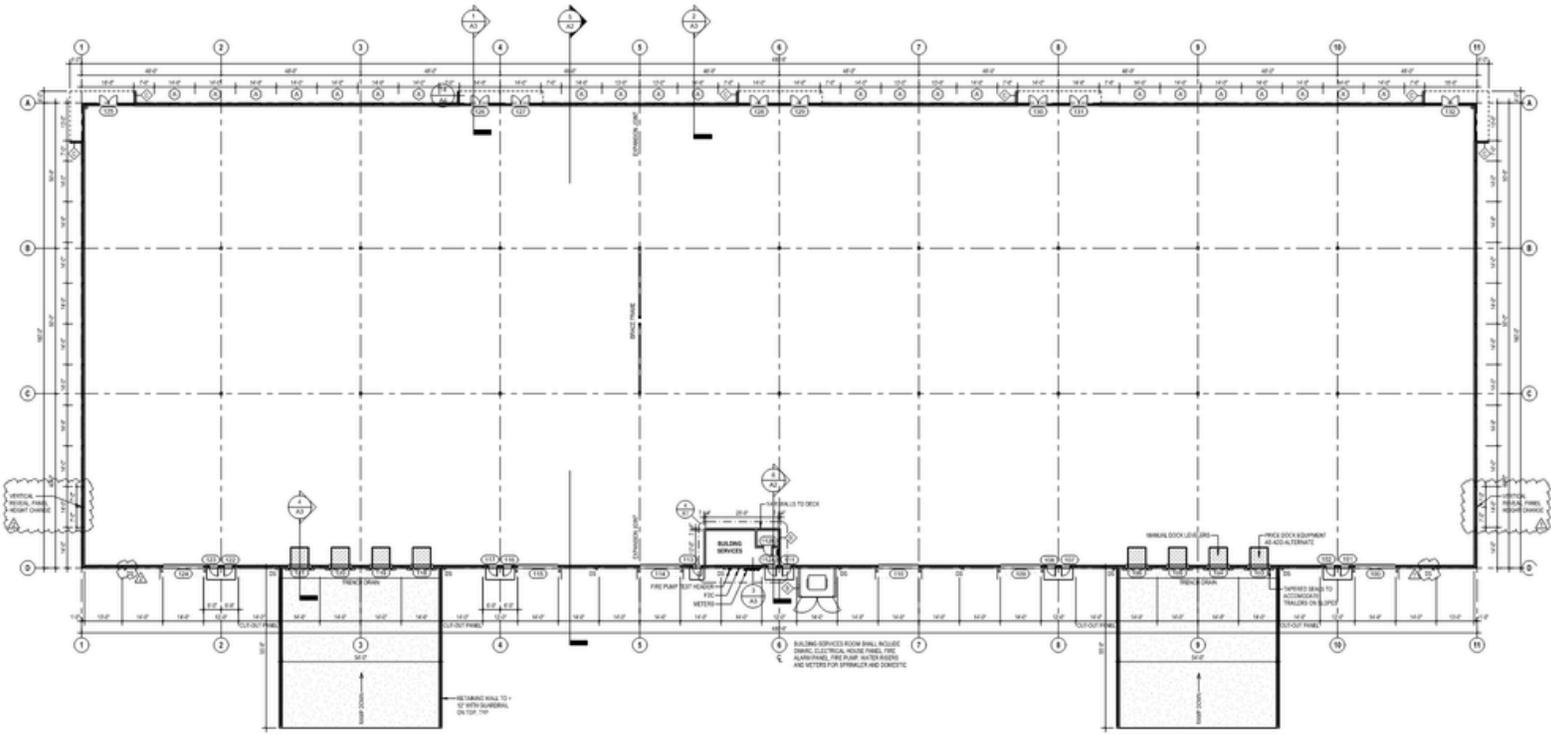
4500 SE Army Post Rd, West Des Moines

South Branch Flex Warehouse 2 is located within South Branch Business Park at the intersection of I-35 and Highway 5 in West Des Moines. The location offers convenient interstate access with strong visibility and minimal traffic congestion, making it well suited for transportation, logistics, and distribution users. The building offers flexible warehouse space with multiple drive-in doors and dock-level loading, allowing for efficient operations and distribution.



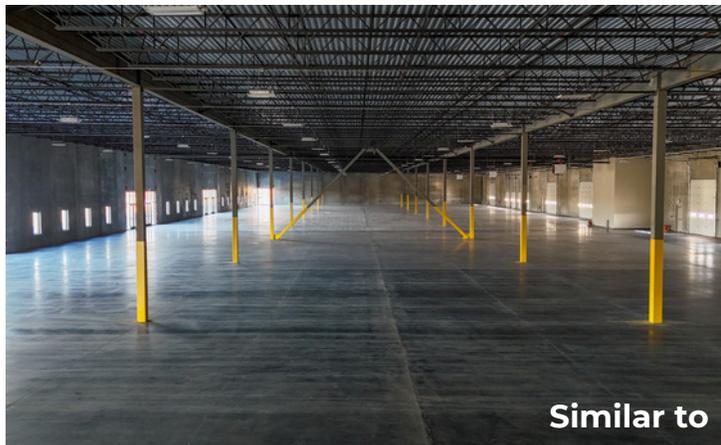
- Available SF: 15,338 - 76,800
- Lease Rate: \$9.75 PSF
- Bay Size: 7,680 SF
- Clear Height: 20'
- Dock Doors: 8
- Drive-In Doors: 6 (14' x 14')
- Column Spacing: 48 x 50
- 60' Speed Bay
- Anticipated Completion: June 2026
- Zoning: Business Park
- 2000 amp, 480v, 3-phase service
- ESFR Sprinkler System
- Easy access to Hwy 5 and I-35
- 10 Minute Drive to the Airport


SOUTH BRANCH
 BUSINESS PARK

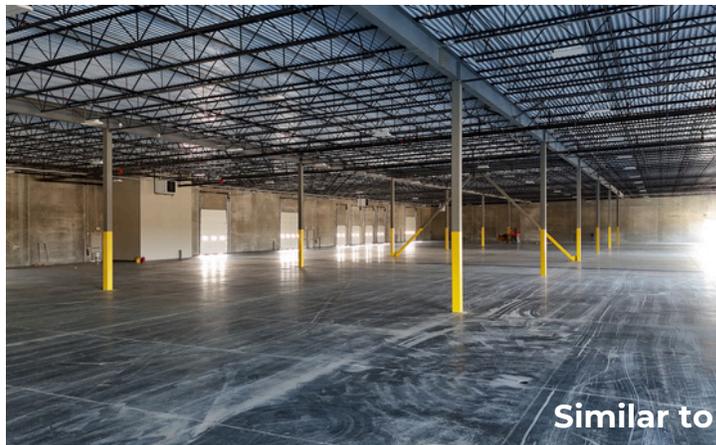




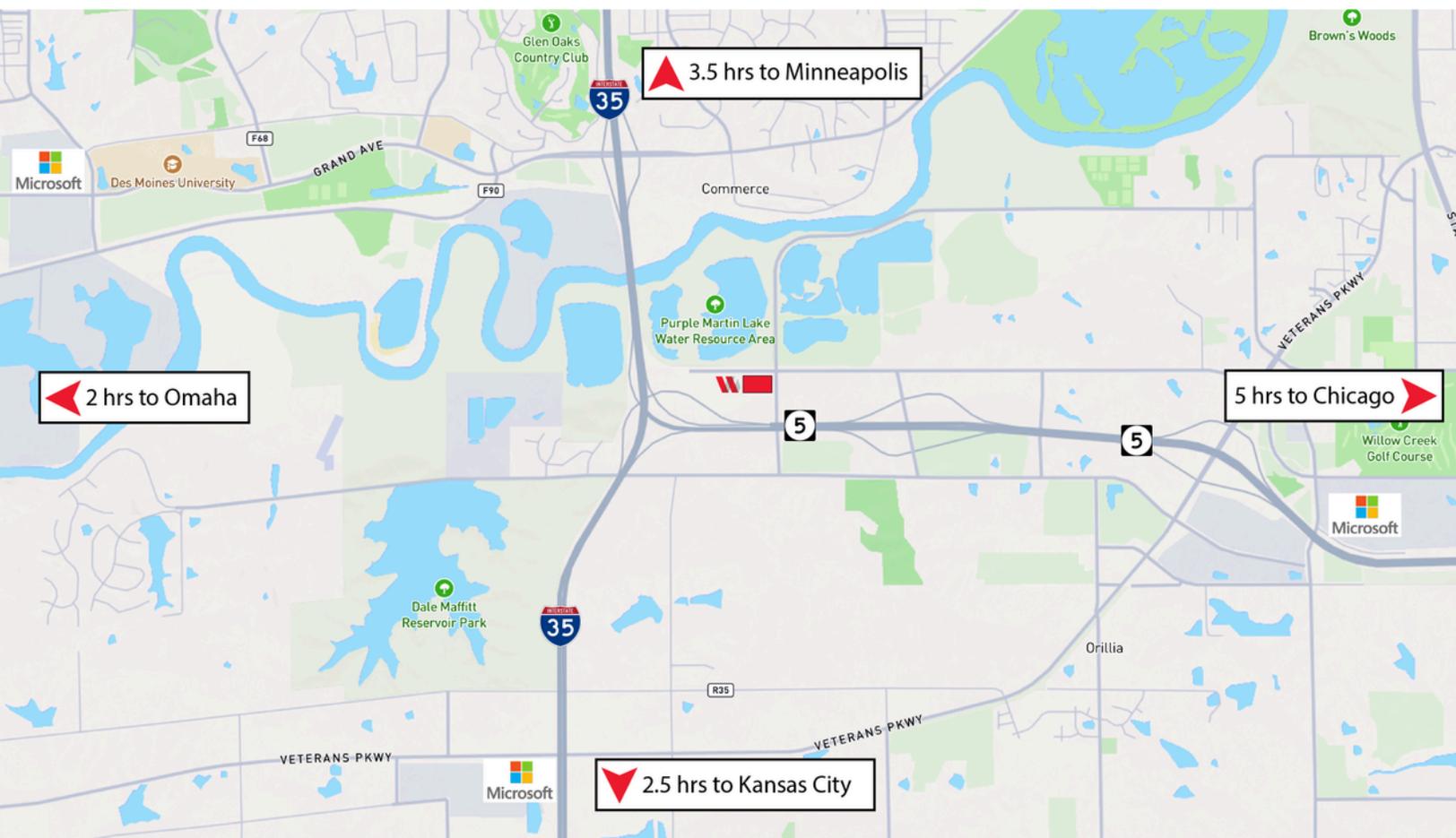

SOUTH BRANCH
 BUSINESS PARK



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WB Realty Company is a licensed broker in the state of Iowa



Ryan Wiederstein

Broker/Owner

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Broker has financial interest in the property