

CBRE

3440 GANNETT AVE
DES MOINES, IA 50321

AIRPORT BUSINESS PARK



300,677 SF
SPACE FOR LEASE



PROPERTY OVERVIEW

Modern Class-A Warehouse

3440 Gannett is a unique 40 ft clear warehouse located inside the Greater Des Moines loop and conveniently located next to the Des Moines International Airport. Built for E-commerce and logistics, this building offers all the modern day amenities as new construction.

This modern warehouse offers dual access to the Highway 5 bypass connection Interstates 80 and 35. Located in Airport Business Park with exceptional access to both outside the metro and inside with convenience to the Des Moines CBD to I-235 and Greater Des Moines Area.

SIZE

Total : 300,677 SF (18.903 Acres)

Finished Office Area : 8,983 SF

Trucker's Lounge and Restrooms : 1,431 SF

Building expandable additional : 75,000 SF

Will demise (Minimum Divisible: 143,964 SF)

LEASE RATE

Full Building Base Rental Rate (Yr 1): \$5.80 PSF NNN

Available : February 1, 2025

BUILDING SPECIFICATIONS

Year Built	2011
Parking	150 spots (expandable)
Ceiling Height	40-ft Clear Height
Loading:	25 Existing 9'x10' Dock High Doors 20+ Expandable dock positions One (1) 12'x14' Drive-In Door 27 Trailer Spots
Sprinkler	ESFR
Air-condition	100%
Electrical Service	3000 Amp
Lighting	LED Motion Sensor
Floors	7-inch unreinforced
Spec Type	Wire Guided, Forklift Aisles (Turrett brand)



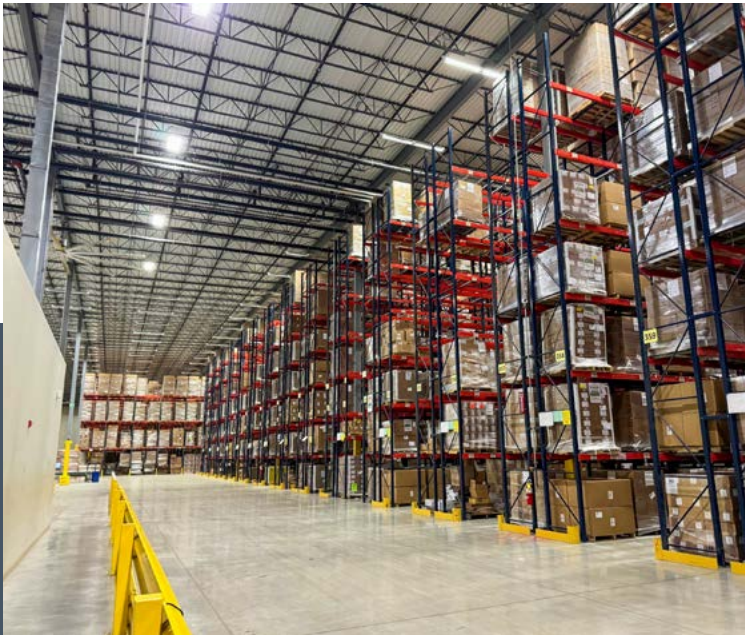
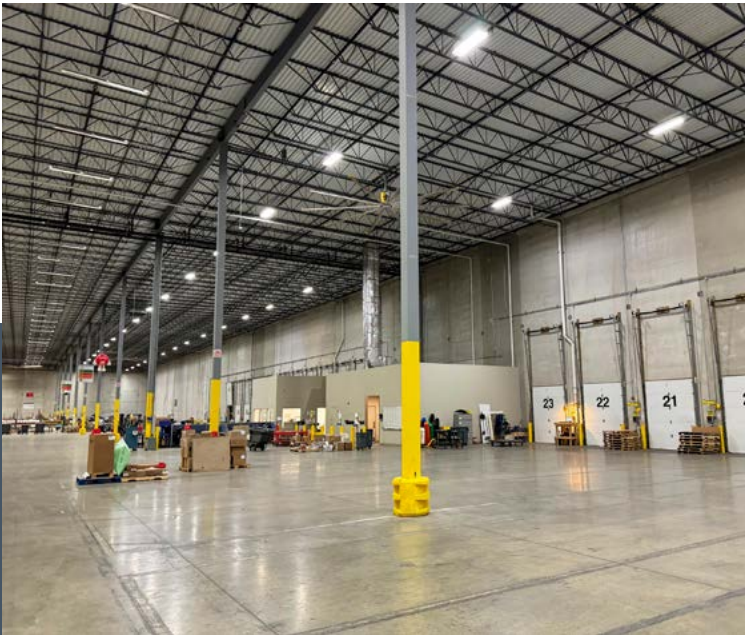
BUILDING SPECIFICATIONS

Interior Office Space



BUILDING SPECIFICATIONS

Warehouse Space

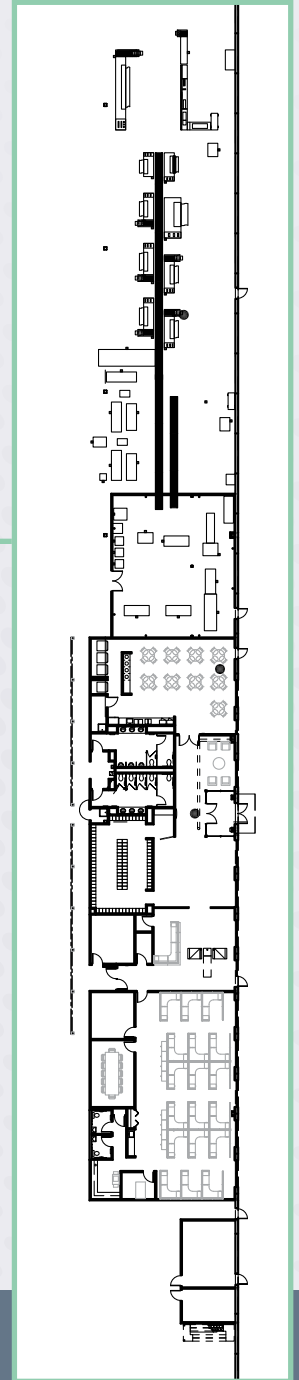
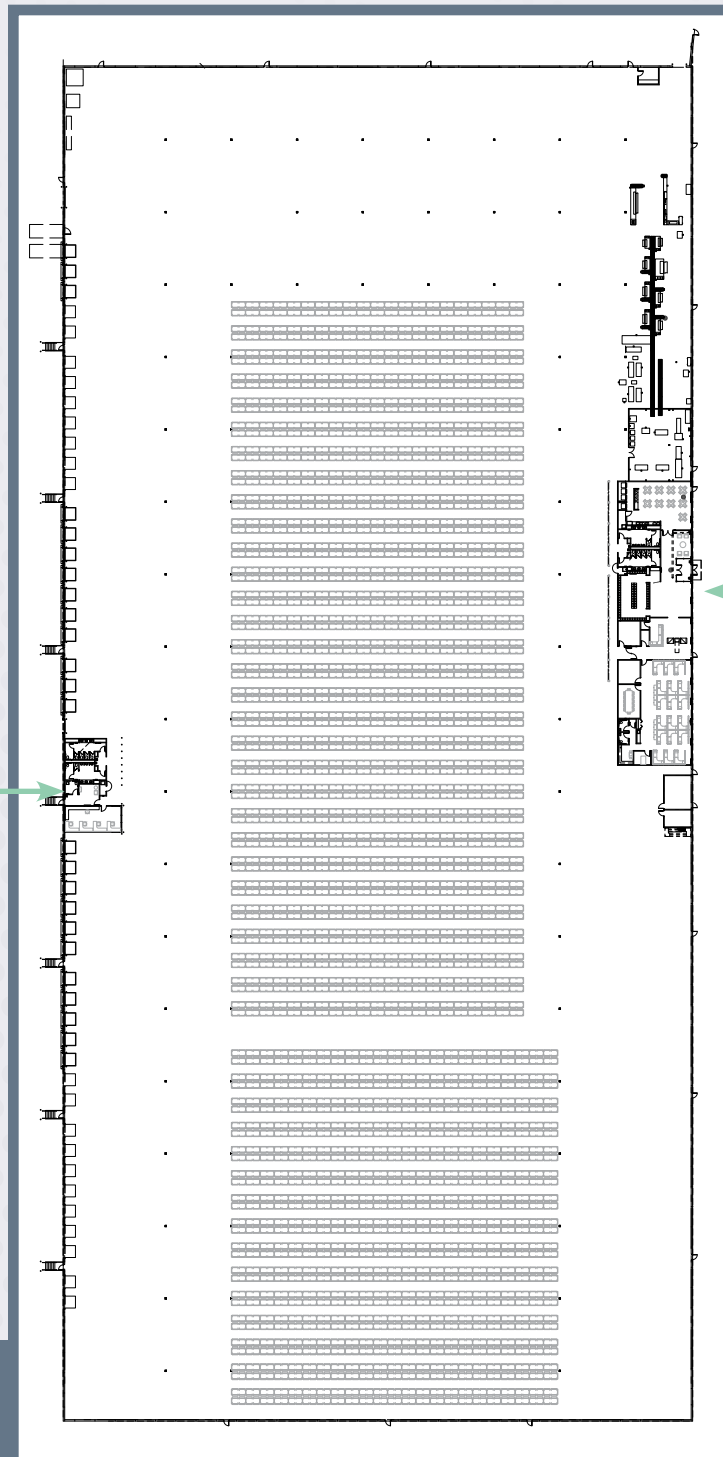
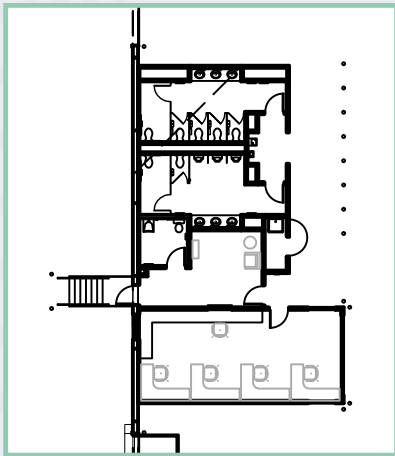


FLOOR PLAN

OFFICE AREA
8,983 SF

TRUCKER'S LOUNGE
AND RESTROOMS

1,431 SF

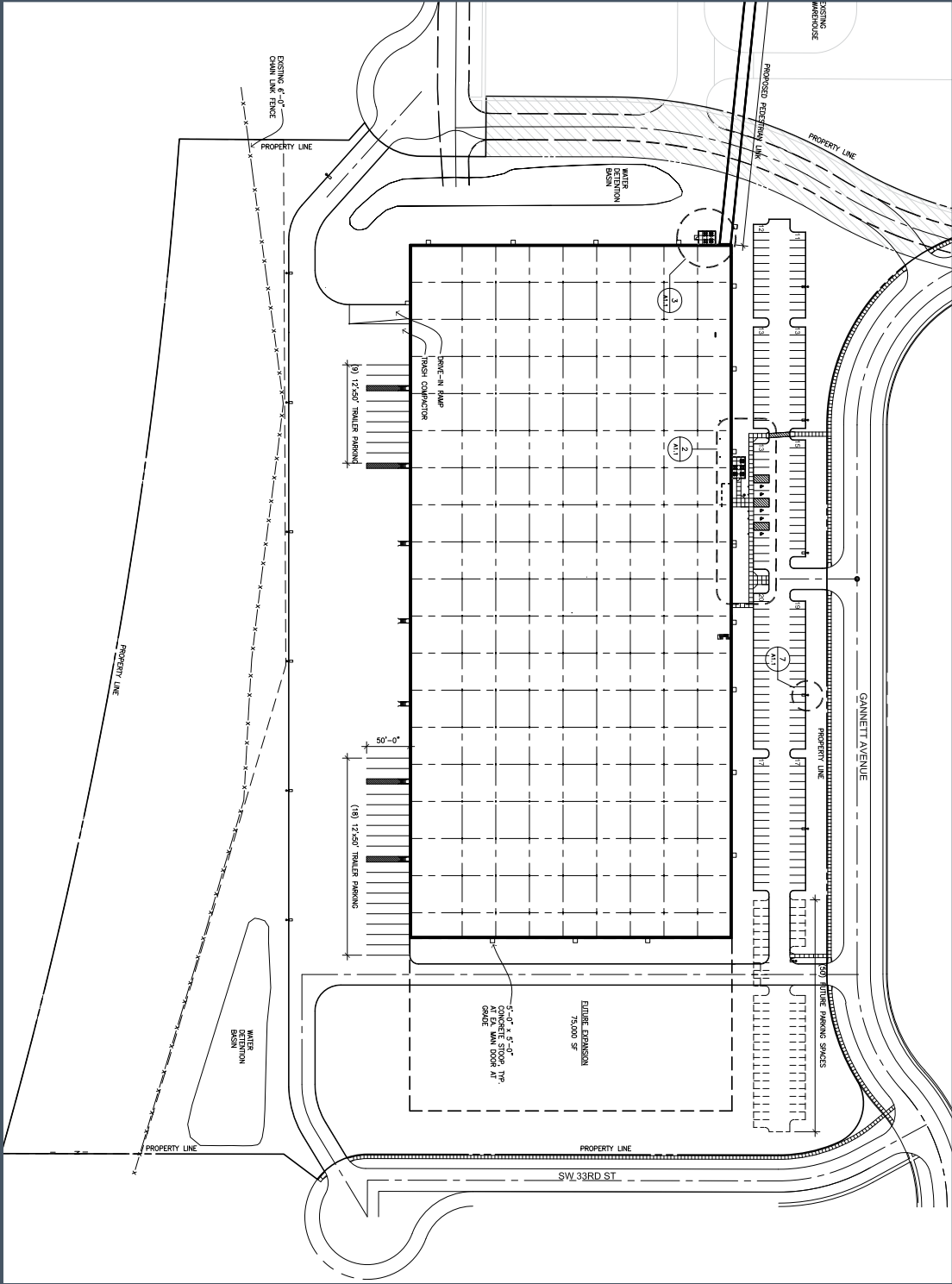


300,677 SF



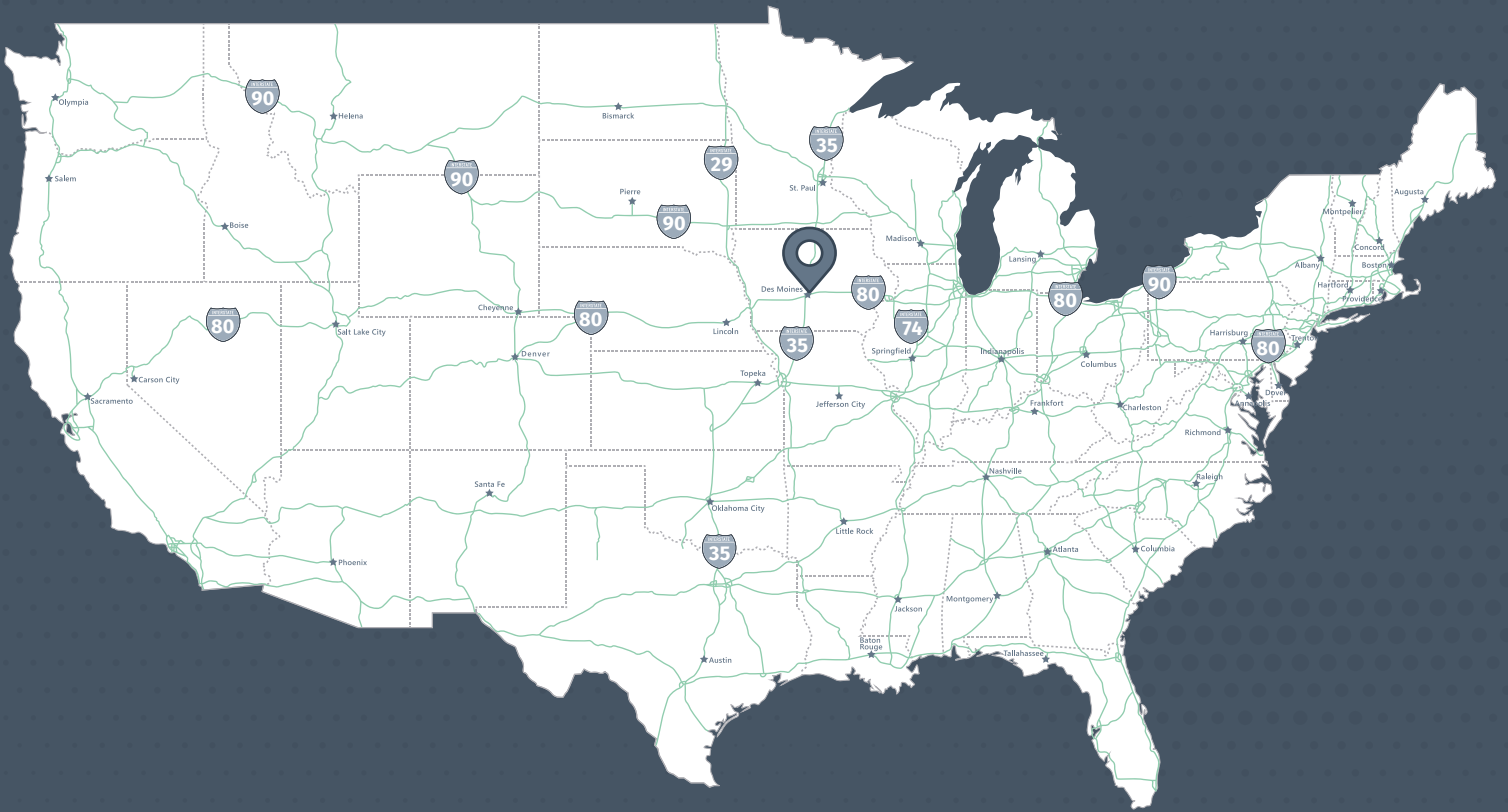
SITE PLAN

Distribution Warehouse



- 300,677 SF
- 372' X 803'
- 39' X 43' BAY
- 60' SPEED BAY

USA MAP



Distance from Des Moines, IA

OMAHA
135 MILES

KANSAS CITY
194 MILES

MINNEAPOLIS/ST. PAUL
244 MILES

TOPEKA
257 MILES

SIOUX FALLS
284 MILES

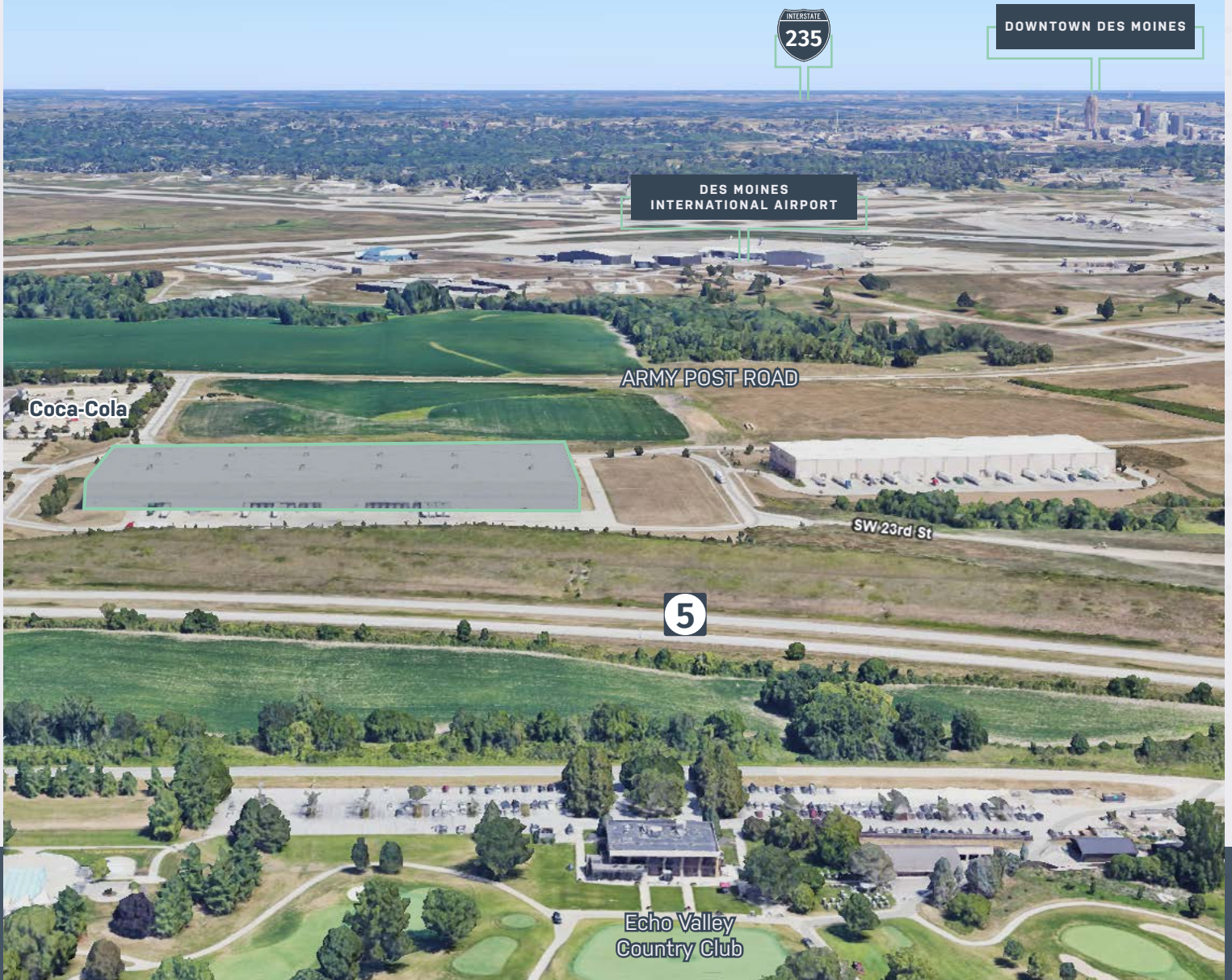
CHICAGO
333 MILES

ST. LOUIS
350 MILES

MILWAUKEE
374 MILES

INDIANAPOLIS
475 MILES

AERIAL MAP



H I G H L I G H T S

- Highways 65/5 Frontage and Signage
- Located in Airport Business Park
- Dual access to Highways 65/5
- Close proximity to Des Moines International Airport and CBD.
- Convenient connection points to Interstates 80 & 35 via Highways 65/5

AERIAL MAP



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DES MOINES, IA 50321

300,677 SF
SPACE FOR LEASE

AIRPORT BUSINESS PARK

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