



# LOT FOR SALE

2163 NE 60TH AVENUE  
Des Moines



### OFFERING SUMMARY

Sale Price: \$600,000  
Lot Size: 6.362 acres

### DESCRIPTION

Prime Heavy Industrial Site with I-35 Access  
Exceptional opportunity just off Interstate 35, this fully serviced site offers rare heavy industrial zoning and immediate readiness for development. Located within one mile of Kum & Go, Kwik Star, and Casey's, it provides excellent access for logistics, manufacturing, or distribution uses. All utilities are in place, and the property is available as a build-to-own project with Jensen Builders, or as a build-to-suit lease for tenants seeking flexibility. With unbeatable highway access, nearby amenities, and limited competing inventory, this property stands out as a premier industrial location ready for immediate construction and long-term growth.

### KEY FEATURES

- Direct access to I-35
- A mile from multiple fuel centers
- Heavy industrial zoning
- All utilities on site and ready for development
- Build-to-own or build-to-suit lease options available through Jensen Builders

**BRAD LONG**    **TOM BUTLER**  
515-490-9592    515-491-1561

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