



Property details

Availability:	Lease, Sale, or Build-to-suit
Total lot size:	± 5 – 155 Acres
Development type:	Industrial/distribution/warehouse
Zoning:	Commerce Park - Industrial
Access:	Interstate 35 < 10.9 miles Interstate 80 < 6.9 miles Interstate 235 < 5 miles
Regional Proximity:	Ames – 40 miles Cedar Rapids – 114 miles Omaha – 143 miles
Pricing:	Call broker for pricing

PLEASANT
HILL
INDUSTRIAL
PARK



**+/- 10.9
miles
to I-35**



**+/- 14 miles
to FedEx
Freight
facility**



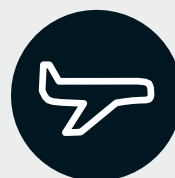
**+/- 12.9
miles to UPS
Freight
facility**



**+/- 5
miles
to I-80**



**+/- 13.2 miles
to Ankeny
Regional
Airport**

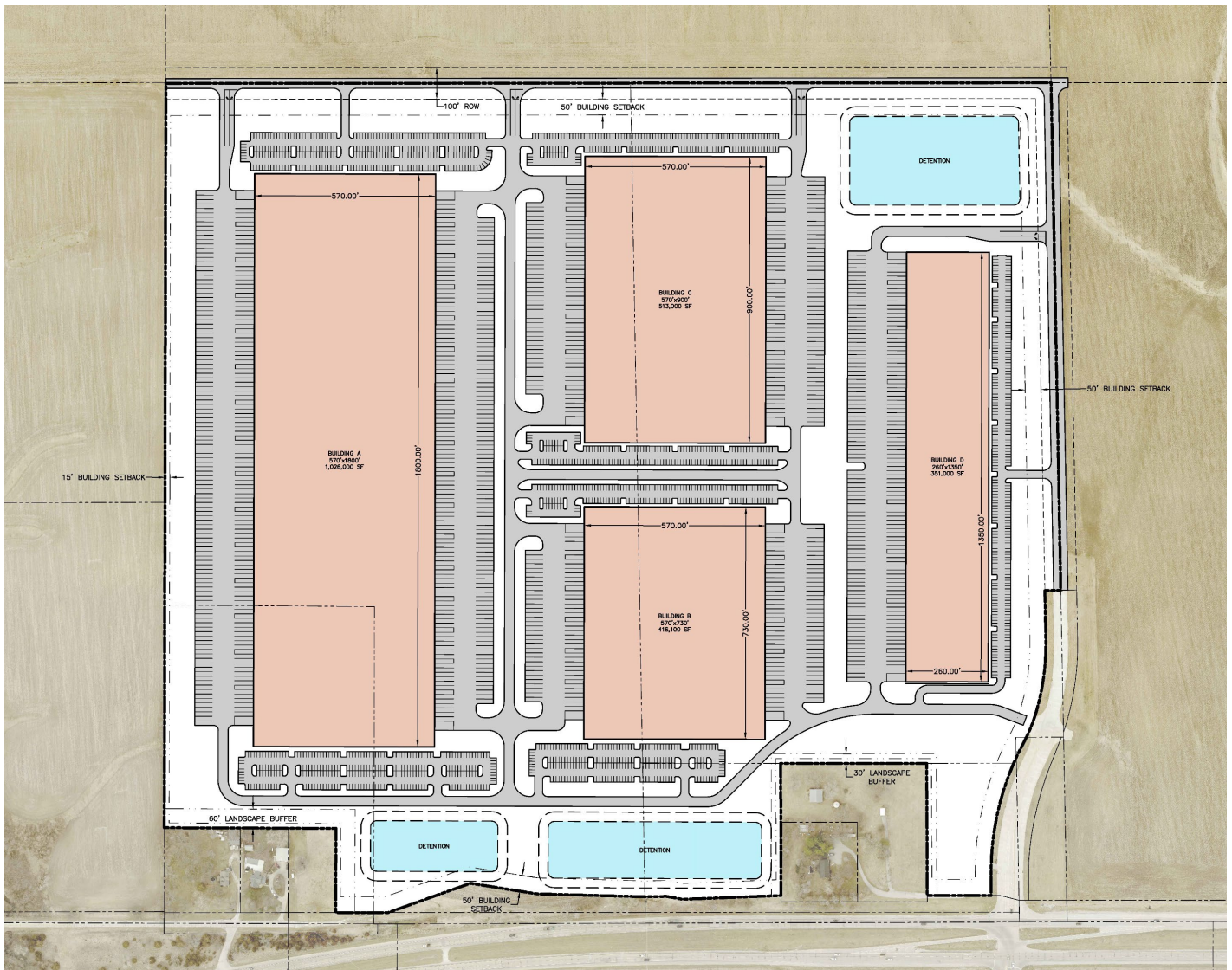


**+/- 16 miles
to Des Moines
Int'l. Airport**

Site plan

Pleasant Hill Industrial Park

Pleasant Hill, Iowa



Building A

Building dimensions: 570' x 1,792'

Total SF: 1,021, 440 SF

Parking Stalls: 609 stalls

Parking ratio: 1 stall/1,761 SF

Truck stalls: 435

Building B

Building dimensions: 560'x728'

Total SF: 407,680 SF

Parking stalls: 358 stalls

Parking ratio: 1 stall/1,139 SF

Truck stalls: 145

Building C

Building dimensions: 560'x896'

Total SF: 501,760 SF

Parking stalls: 333

Parking ratio: 1 stall / 1,507 SF

Truck stalls: 191

Building D

Building dimensions: 260'x1352'

Total SF: 351,520 SF

Parking stalls: 272

Parking ratio: 1 stall / 1,292 SF

Truck stalls: 194

Pleasant Hill, Iowa



Why Des Moines?

Pleasant Hill Industrial Park

Highway 163 & University Ave | Pleasant Hill, IA 50327



Premier Submarket

Strategically positioned adjacent to Highway 65 and in close proximity to Interstates 80/35, Pleasant Hill Industrial Park is situated within the East submarket of Des Moines' industrial sector. This burgeoning area encompasses approximately 14+ million square feet of industrial space and is widely recognized as an emerging hub for industrial development. The East submarket's strategic location, offering seamless access to the regional transportation network and a robust, skilled labor pool, has solidified its status as one of the most coveted industrial zones within the Greater Des Moines area.

This prime location has attracted a roster of prominent employers, including industry leaders such as Amazon, Meta, Zeigler CAT, as well as major attractions like the Outlets of Des Moines and Prairie Meadows Casino, further underscoring the submarket's economic vitality and growth potential.

Ankeny/Des Moines MSA Rankings and Recognition

"Greater Des Moines (DSM) is again the fastest-growing major Midwest metro in percentage of population growth, according to the 2020 estimates released by the U.S. Census Bureau."

- Greater Des Moines Partnership

Forbes

Top Ten Place for Business and Careers (2019)

United States™ Census Bureau

#4 Fastest Growing City in the US (2019)



Small Business Community of the Year (2019)



Best Community To Live in (2020)

THE WALL STREET JOURNAL WSJ

One of Three "Breakout Cities on the Forefront of America's Economic Recovery" (2021)



Top 10 City to Live in After the Pandemic (2021)

U.S. News & World Report

#2 Safest Place to Live (2021)

Forbes Advisor

#11 Most Affordable City to Buy a Home (2021)

LinkedIn

#8 Most Resilient Tech Hub (2021)

WalletHub

#8 Top City Whose Unemployment Rate is Dropping (2021)

CommercialCafe

#7 Best Midwest City for Women in STEM (2021)

Site Selection

#4 Most Sustainable Metro (2021)

SmartAsset

#4 Best Place to Raise Kids (2021)

CompTIA

#4 Rising Star for Tech Jobs (2021)

Area demographics



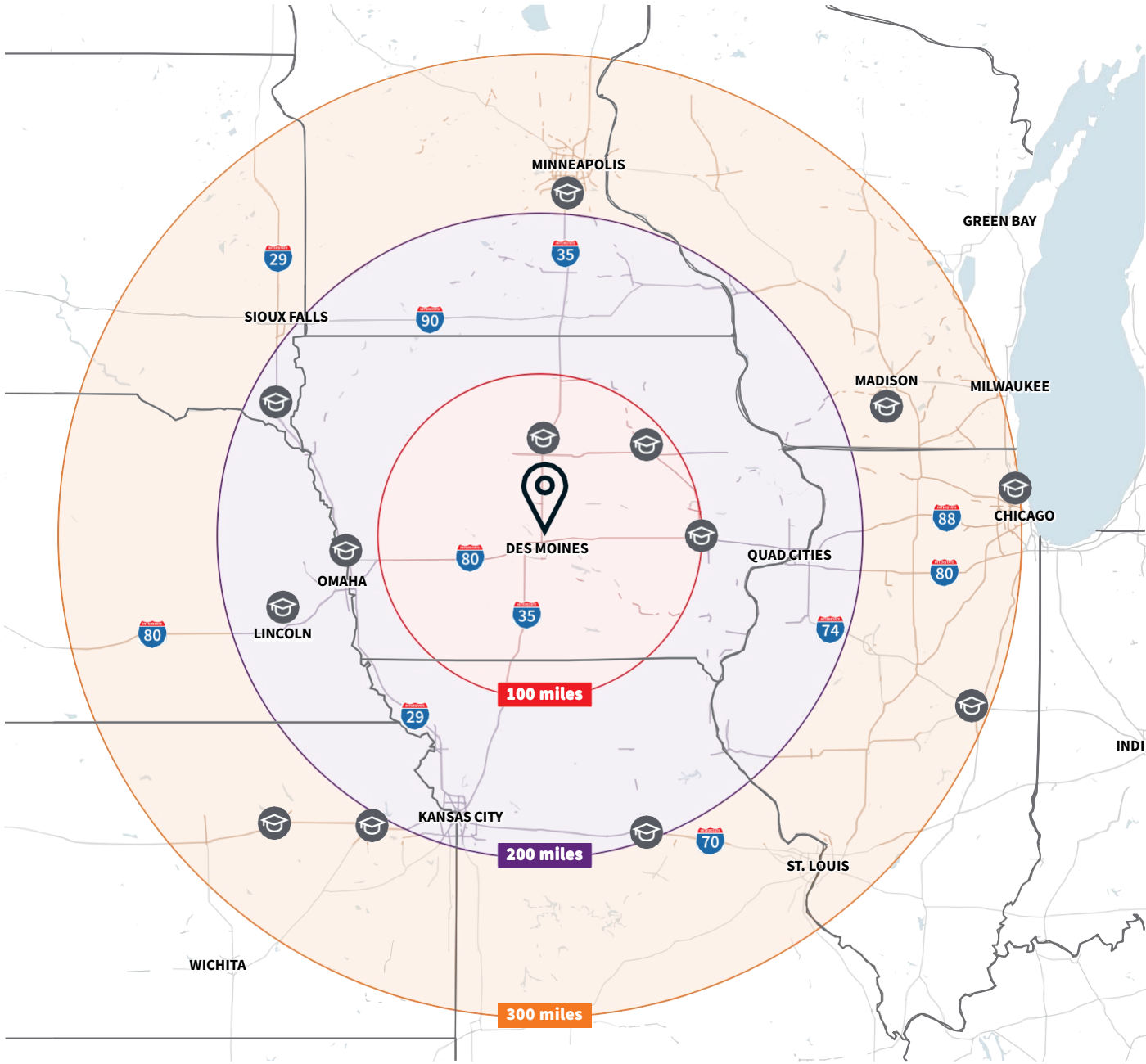
Population	3 Miles	5 Miles	10 Miles
Total population	18,161	55,240	208,813
Total daytime population	12,711	43,444	253,771
Median age	38.9	38.4	36.0



Households & income	3 Miles	5 Miles	10 Miles
Total households	6,735	21,536	82, 510
Median household income	\$107,405	\$84,163	\$68,885
Average household income	\$134,904	\$109,344	\$91,813

*ESRI 2025

Regional Location



PLEASANT HILL INDUSTRIAL PARK



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