



INDUSTRIAL WAREHOUSE  
SPACE AVAILABLE

# For sale or lease

26378 289TH PLACE, ADEL, IA 50003

# Property overview



**DRIVE-INS**  
3 (14', 12', 10' tall)



**DOCKS**  
4 (3 with levelers)



**CLEAR HEIGHT**  
14' - 21'



**AVAILABLE**  
51,875 - 106,375 SF  
(+/- 8,000 SF of office space)



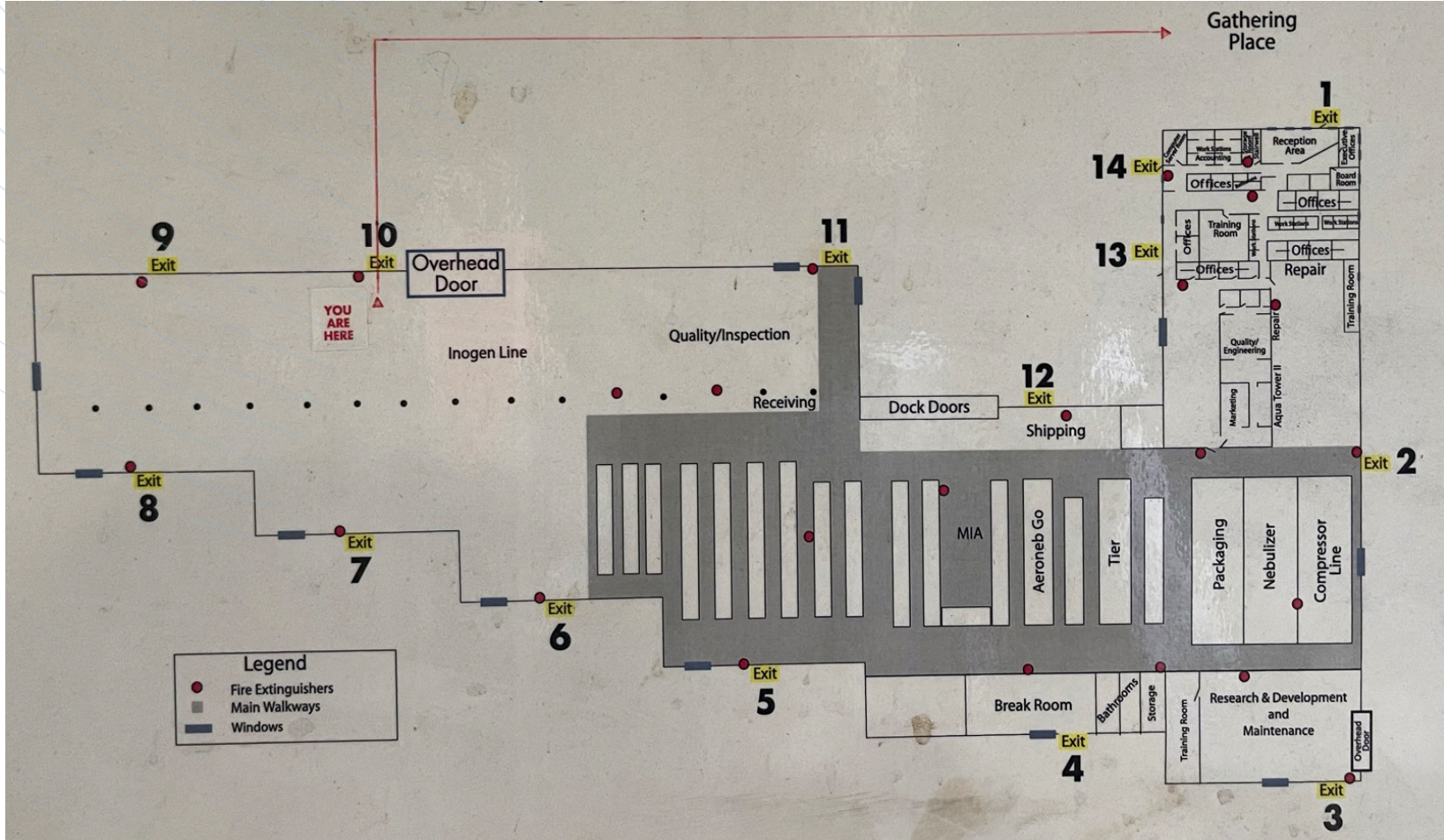
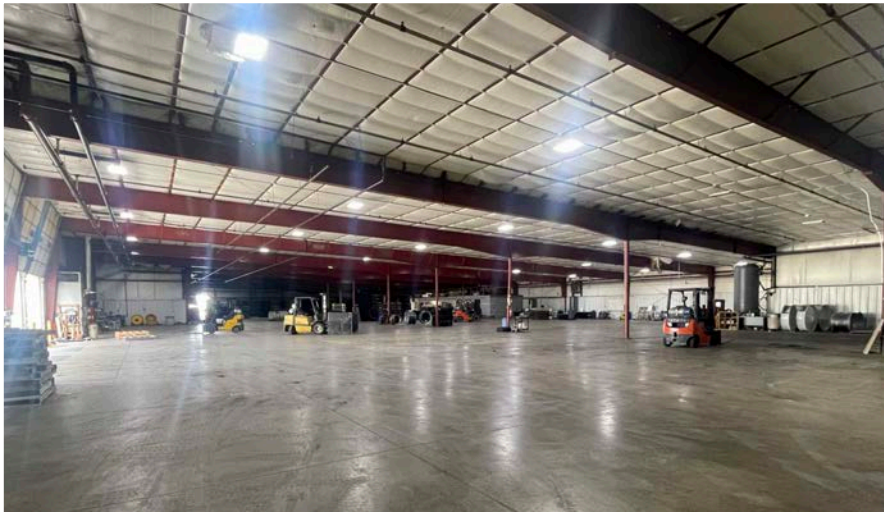
**SALE PRICE**  
\$4,500,000



**LEASE RATE**  
\$3.50/RSF NNN



**EST. OPEX**  
\$1.25/RSF



## Property specs

**STORAGE**

Outdoor storage allowed

**FLEX SPACE**

Warehouse office with breakroom

**WET SPRINKLER**

Rated for tire storage with City of Adel

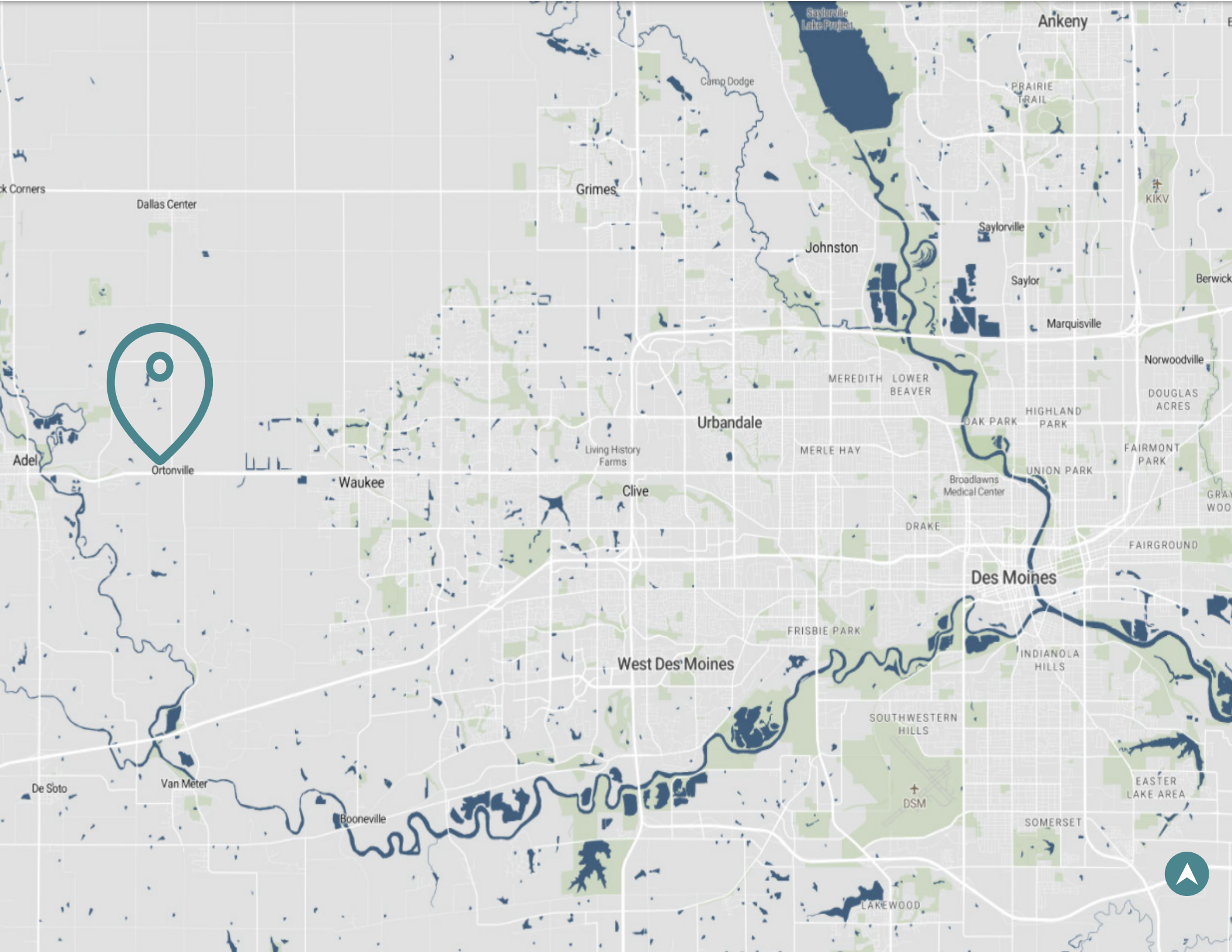
**POWER**

3-phase

**PARKING**

On-site parking available





# Location

This property is conveniently located in a developing Western Suburb within the Des Moines metro area. It's positioned along Highway 6, providing a direct commute of 25 minutes to Downtown Des Moines and just 10 minutes from Interstate 80. It is situated adjacent to the Apple Data Center site, and down the road from MidAmerican Service Center.



# 26378 289th Place

Adel, Iowa 50003

CONTACT BROKER BELOW FOR  
ADDITIONAL INFORMATION

**Tanner Hedstrom**

Vice President

[tanner.hedstrom@jll.com](mailto:tanner.hedstrom@jll.com)

+1 515 745 2734

**Thomas Edwards**

Associate

[thomas.edwards@jll.com](mailto:thomas.edwards@jll.com)

+1 515 802 4684

**Marcus R. Pitts, CCIM, SIOR**

Executive Managing Director

[marcus.pitts@jll.com](mailto:marcus.pitts@jll.com)

+1 515 556 4727

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