

# carlisle

COMMERCE PARK

For sale, Lease  
Build-to-suite  
± 10 - 123.5 Acres



Carlisle  
Commerce Park





# Property overview

This prime industrial property spans approximately 123.5 acres, with subdivision options available for parcels as small as 10 acres. Zoned M-1 for manufacturing, distribution, and logistics, the site permits outdoor storage and is equipped with robust in place utilities, catering to diverse, large scale industrial and manufacturing operations. Strategically located with excellent visibility and direct access to Highway 65/5, the property offers seamless connectivity to regional and national thoroughfares. Efforts are currently underway to designate this corridor as a federal interstate, which would further enhance its strategic location. Additionally, the area provides access to a relatively untapped labor pool in the southeastern Des Moines metro and the City of Carlisle, supporting workforce requirements for growing enterprises. The City of Carlisle is poised for growth and prepared to offer attractive incentives for new employers. Flexible lease, sale, or build-to-suit options are available to accommodate specific business needs.

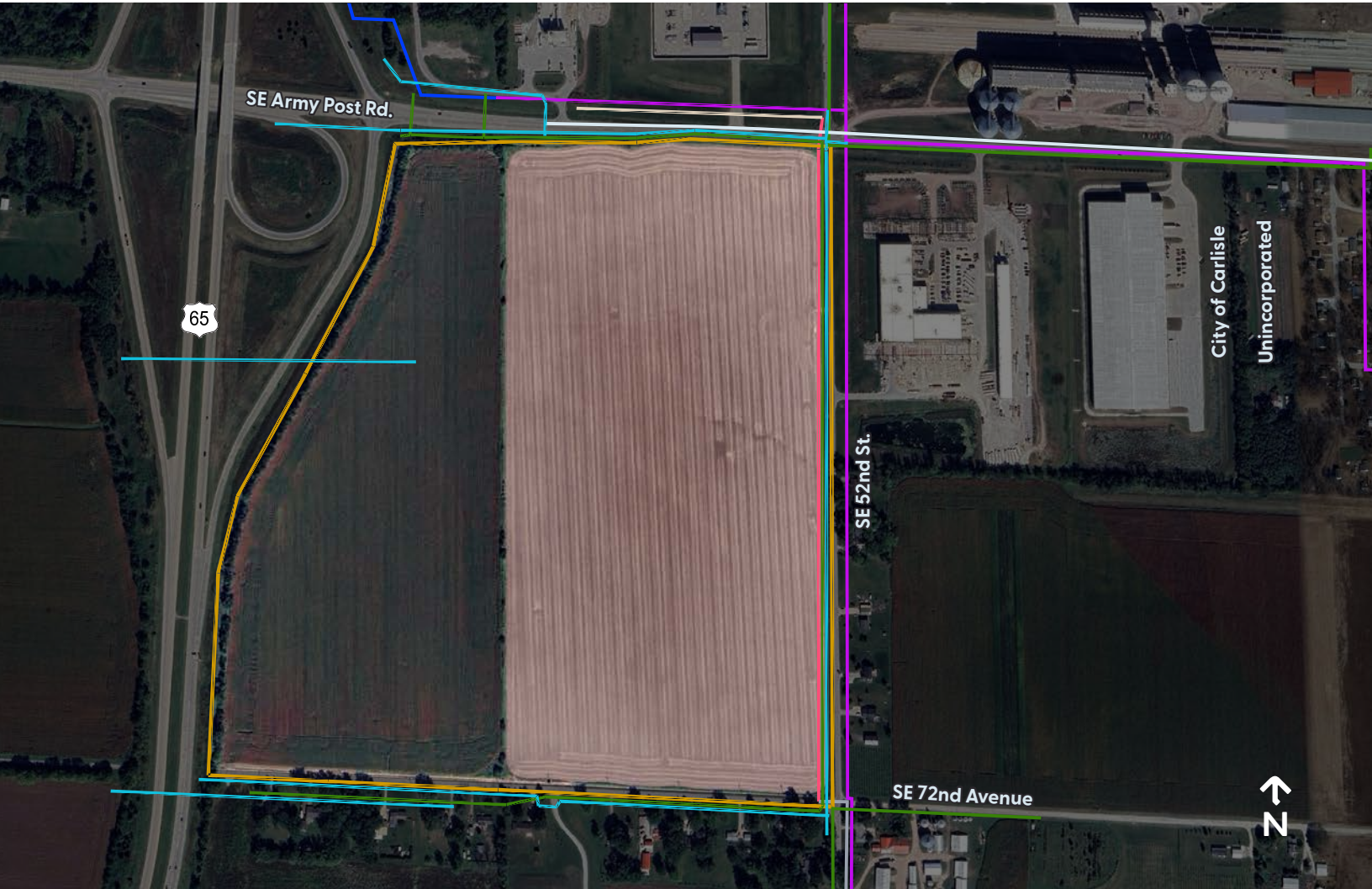
## Conceptual Site Plan














# ATI Group - Industrial Park (123.51 Acres)

## CARLISLE, IOWA - EXISTING UTILITY MAP



### Legend

 Site boundary	 6" Water main
 18" Sanitary main	 Electric
 15" Sanitary main	 Fiber optic
 12" Sanitary main	 Natural gas main
 12" Water main	

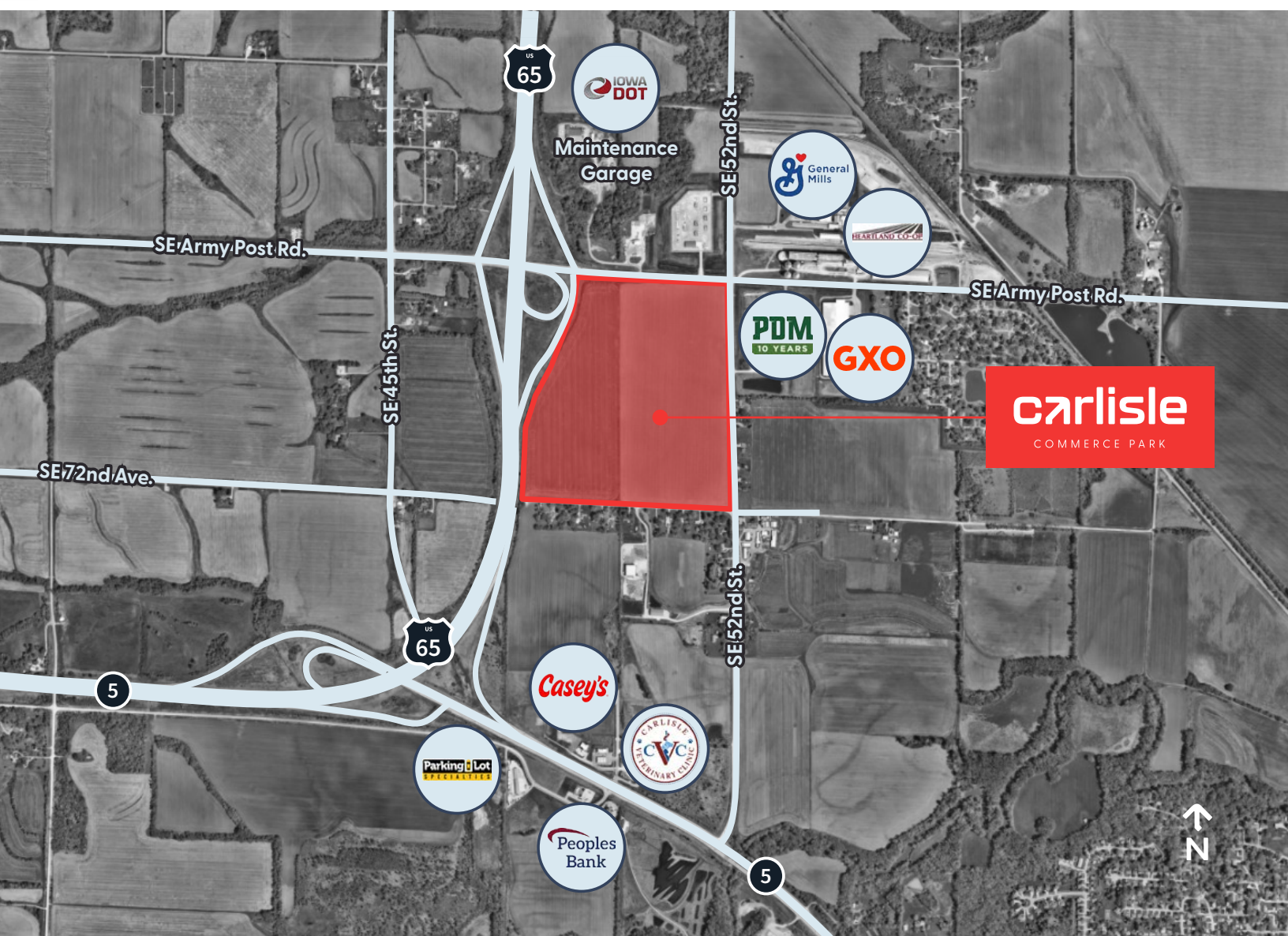
# Property details ↗

Availability:	± 10 – 123.5 Acres
Total lot size:	± 123.5 Acres
Development Type:	Industrial/manufacturing/ distribution/warehousing
Zoning:	M-1 Zoning (Outdoor Storage Available)
Pricing:	Call broker for pricing

## Property Information:

- Outdoor storage is available
- Build-to-suite up to 1,500,000 SF
- Excellent visibility
- Immediate access Highway 65/5
- Potential opportunity for projects to receive 10-year, 100% tax abatement
- Excellent opportunity to attract employees from the diverse labor pool of Des Moines and Carlisle

## Corporate neighbors



# Access map

	3 miles	5 miles	10 miles
Total Population			
2000 Total Population	4,543	28,996	203,525
2010 Total Population	7,122	36,095	219,892
2024 Total Population	8,745	42,744	247,812
2029 Total Population	9,051	44,713	257,824
2019-2024 Annual Rate	0.69%	0.90%	0.80%
Total Households	3,085	15,982	99,836
Median Age			
2024 Median Age	37.0	36.0	35.7
Median Household Income			
2024 Median Household Income	\$107,257	\$81,684	\$66,582
2029 Median Household Income	\$117,695	\$96,173	\$77,442
2019-2024 Annual Rate	1.87%	3.32%	3.07%



± 14 miles  
to I-35



± 10 miles  
to I-80



± 14.8 miles  
to FedEx Freight  
facility



± 16.5 miles  
to UPS Freight  
facility



± 15 miles  
to Ankeny  
Regional Airport



± 8.6 miles  
to Des Moines  
Int'l. Airport



**carlisle**  
COMMERCE PARK

## Access:

Interstate 35 < 16 miles  
Interstate 80 < 16 miles  
Interstate 235 < 11 miles  
Highway 5 < 1 mile  
Highway 65 < 1 mile

## Regional Proximity:

Des Moines – 9 miles  
Ames – 45 miles  
Cedar Rapids – 129 miles  
Omaha – 145 miles

## Drive Time

- Interstate 35 < 16 miles
- Interstate 80 < 16 miles
- Interstate 35 < 15 miles
- Highway 5 < 1 mile
- Highway 65 < 1 mile



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# Carlisle Business Park



## For more information, please contact:

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