

Northridge 80|35

990 E BROADWAY AVENUE | DES MOINES



Industrial | For Lease

CBRE

Northridge 80|35

PHASE I

NEW OCCUPIER SPACE

The first phase of Northridge 80|35--Des Moines' Premier Industrial and Logistics Center is now ready for occupancy at the crossroads of the US in Central Iowa. Fronting Interstate 80 & 35, stretching from New York to Los Angeles and from Canada to Mexico, this location provides an excellent location for companies delivery goods and services to much of the country. Northridge 80|35 is designed for multiple sized occupiers seeking facilities with immediate access to the greater population of Des Moines and under 6 hours access to Chicago, Minneapolis, St. Louis, Kansas City and Omaha.

AVAILABLE SPACE

- + 990 E Broadway (Building C)
- 186,300 SF
- Completed
- Will divide

LEASE RATE

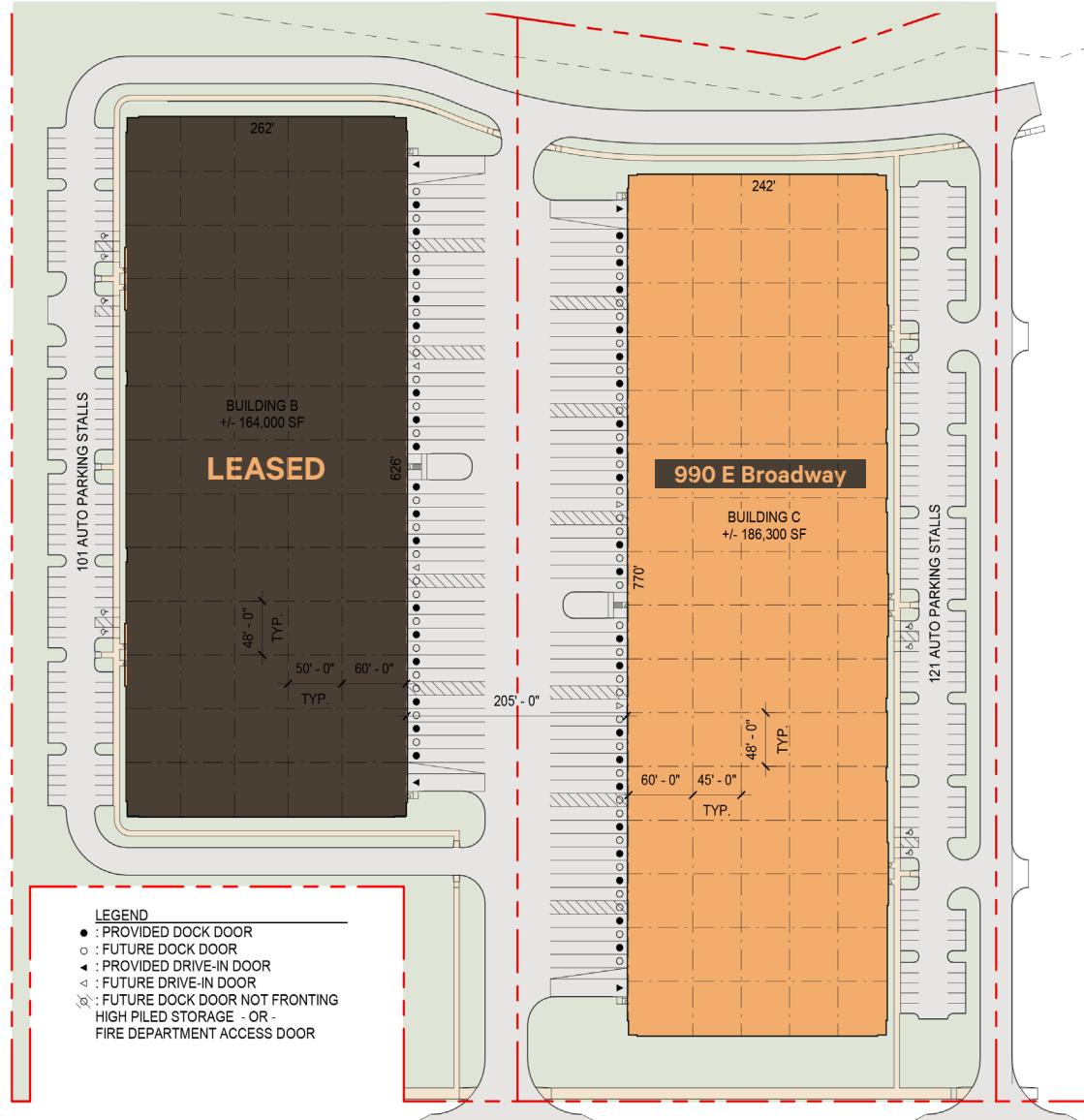
- + \$5.95 psf NNN (Full Building) to \$6.95 psf NNN (Demised Space, 3-bay Minimum)
- + Tax abatement
- + Low operating expense estimate
- + Office - Build-to-suit



Northridge 80|35 - Phase I

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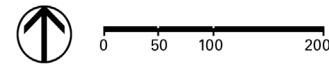
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PROJECT INFORMATION

Building C	9.7 Acres
Site Area	+/- 186,300 SF
Building Area	121 Stalls
Auto Parking	21 Doors
Provided Docks	24 Doors
Future Docks	6 Doors
Future Docks or F.D.A.	2 Doors
Provided Drive-Ins	2 Doors
Future Drive-Ins	2 Doors

E 14TH STREET/HIGHWAY 69

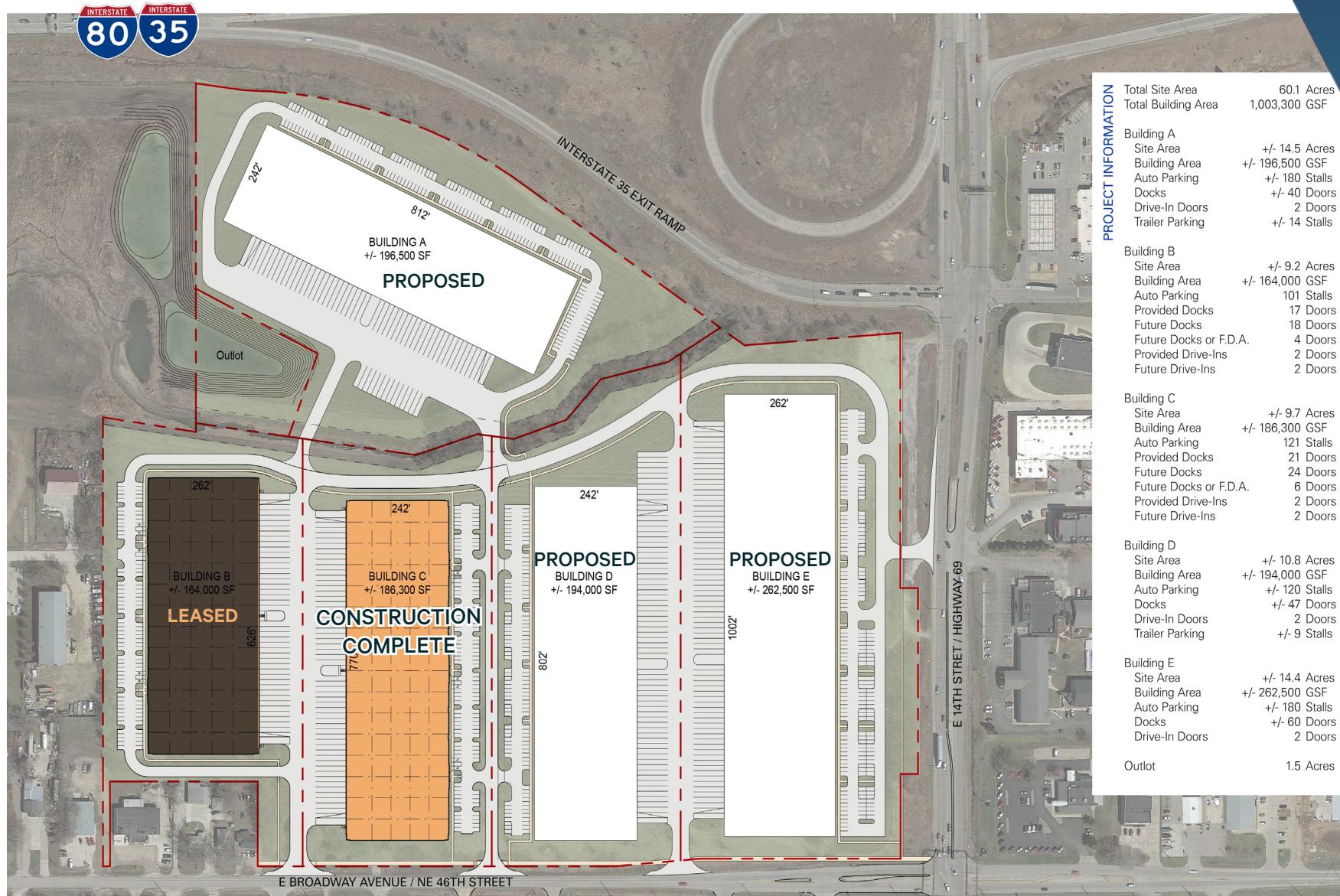


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Northridge 80|35 - Phase I

990 E BROADWAY AVENUE | DES MOINES

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Building Information

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BUILDING FEATURES

- + New Construction: 186,300 (Building C)
- + Ceiling Height: 32 ft.
- + Loading: superior dock flexibility, including drive-in doors
- + ESFR sprinklers
- + Large truck courts with excellent maneuverability
- + Parking: Designed for ample car parking and potential trailer storage



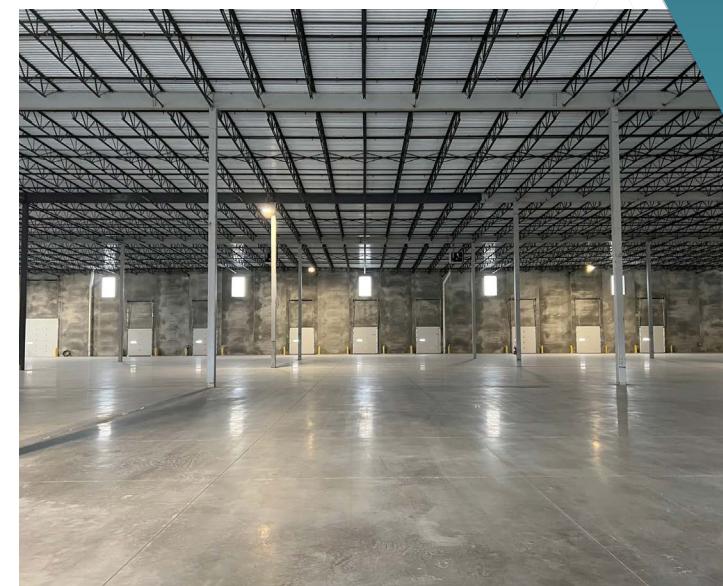
PARK FEATURES

- + Located inside the "Loop" of 80|35.
- + Minutes to Interstate 80/35/235 Interchange
- + 11 minutes to Des Moines CBD (4.6 Miles)
- + 341 miles to Chicago (5 hrs 15 minutes)
- + Zoned: Commercial Industrial Mixed Use
- + PUD - Light Industrial
- + Interstate visibility and signage opportunity
- + Dual access onto E Broadway with future access onto NE 14th St.
- + Dual routes to I-80 & 35 via NE 14th St and 2nd Ave



TRAFFIC COUNTS

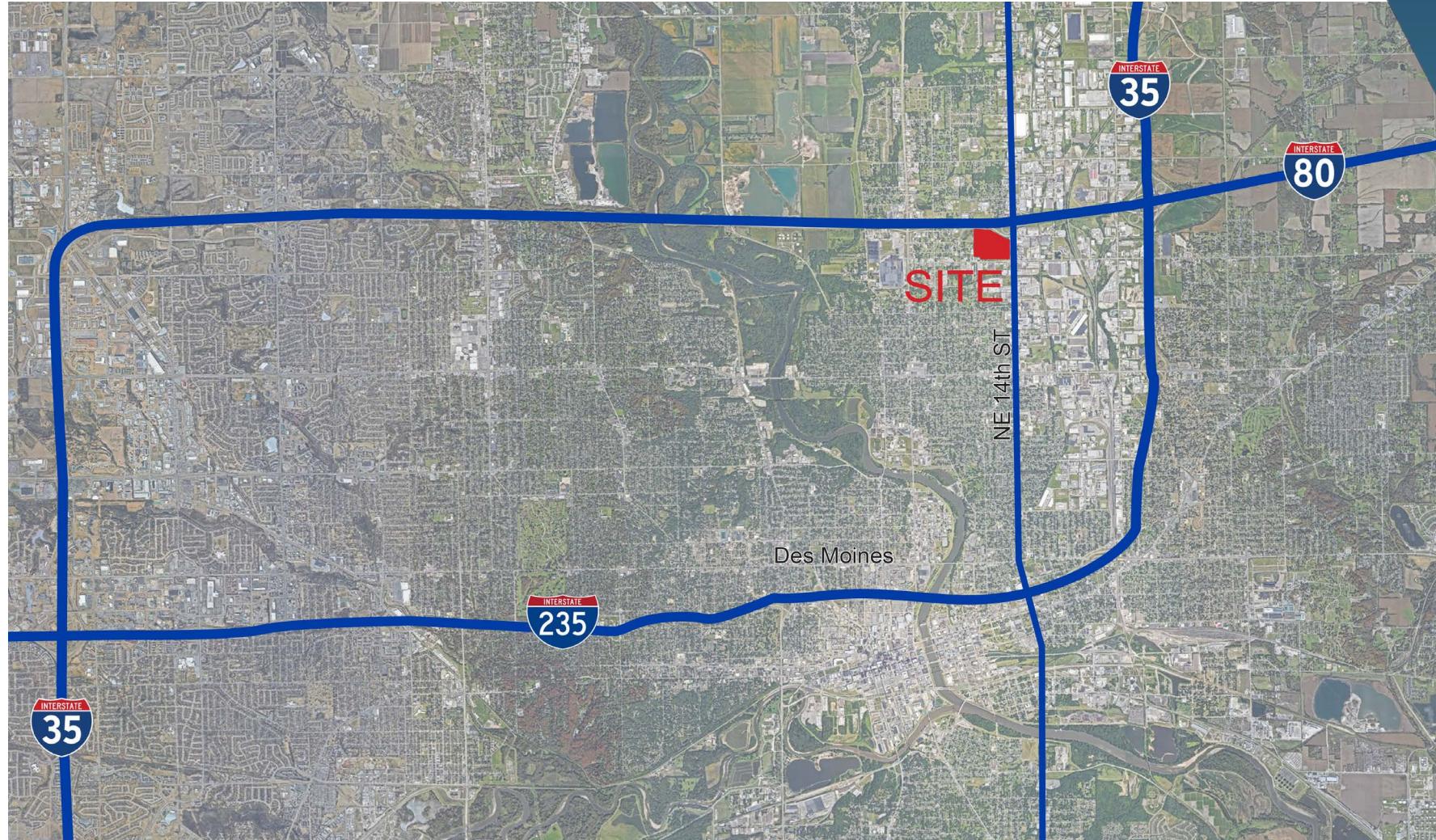
- + Interstate 80|35: 86,700 vpd
- + NE 14th Street: 17,700 vpd



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Location Map

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Location Map

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Mileage from Des Moines

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Contact Us

Chris Pendroy, CCIM, SIOR

Senior Vice President
+1 515 402 6600
chris.pendroy@cbre.com
Licensed in the State of Iowa

Bill Wright

Senior Vice President
+1 515 210 3050
bill.wright2@cbre.com
Licensed in the State of Iowa

Grant Wright, CCIM

First Vice President
+1 515 745 5113
grant.wright@cbre.com
Licensed in the State of Iowa

Dakota Little

Senior Associate
+1 515 745 4378
dakota.little@cbre.com
Licensed in the State of Iowa

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