

# Birchwood Business Center II Lot on I-80|35

## Prime Interstate Lot

### Available Space

- + 6.253 Acres
- + Will consider dividing
- + Fully entitled and ready to build

### Purchase Price

- + \$6.95/SF of Gross Land Area
- + TIF Agreement in-place

### Lease Rate

- + Negotiable: BTS (Call for pricing)
- + 30,000 to 72,000 SF Building possible

## Contact Us

### Chris Pendroy, CCIM, SIOR

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

### Marty Herrmann

Vice President  
+1 515 415 6113  
marty.herrmann@cbre.com  
Licensed in the State of Iowa

7801 Birchwood Court  
Johnston, Iowa 50131  
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)



PHOTO EXAMPLE - BIRCHWOOD II

### Grant Wright, CCIM

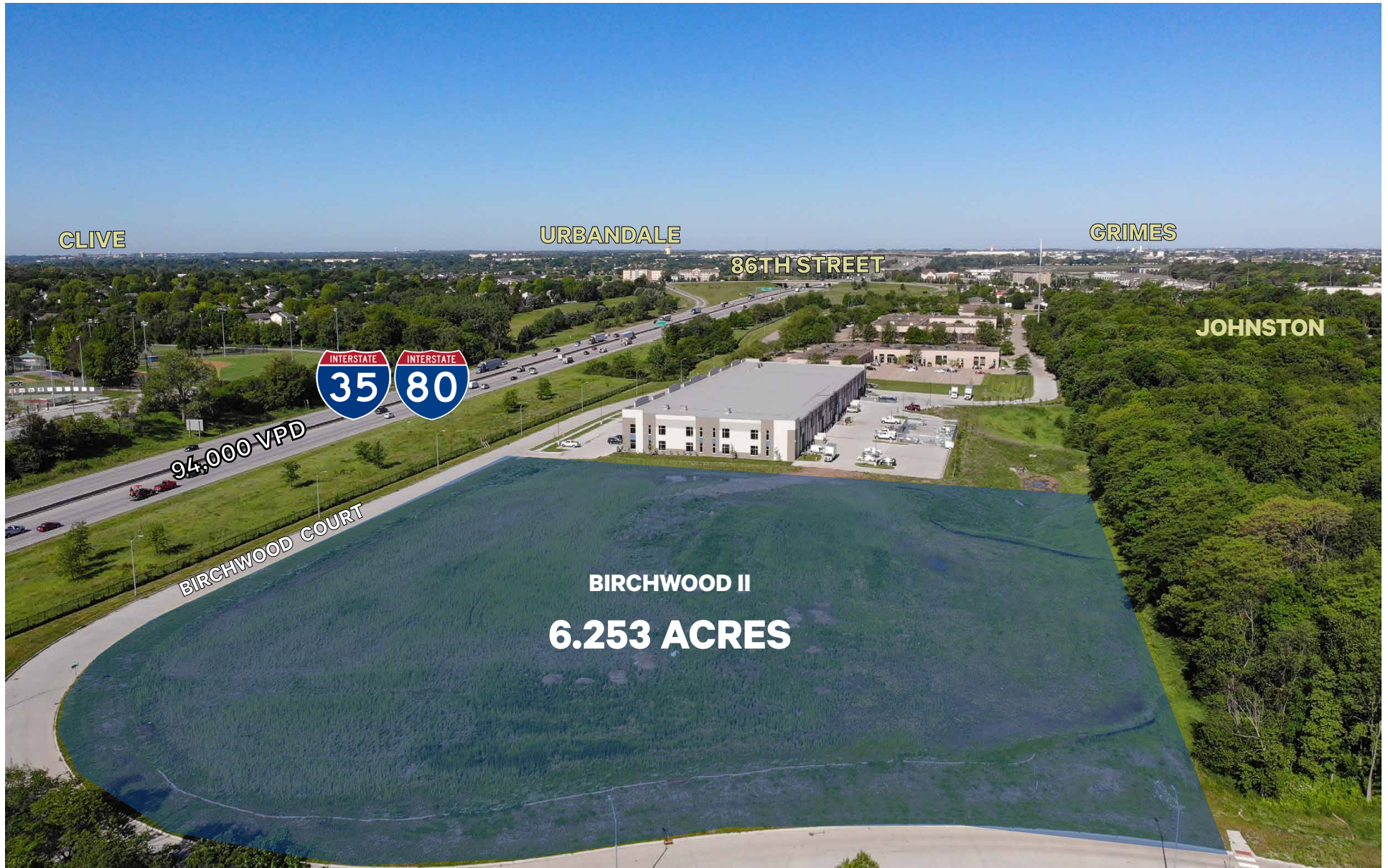
First Vice President  
+1 515 745 5113  
grant.wright@cbre.com  
Licensed in the State of Iowa.



Birchwood Business Center II Lot on I-80|35  
7801 Birchwood Court | Johnston, Iowa 50131

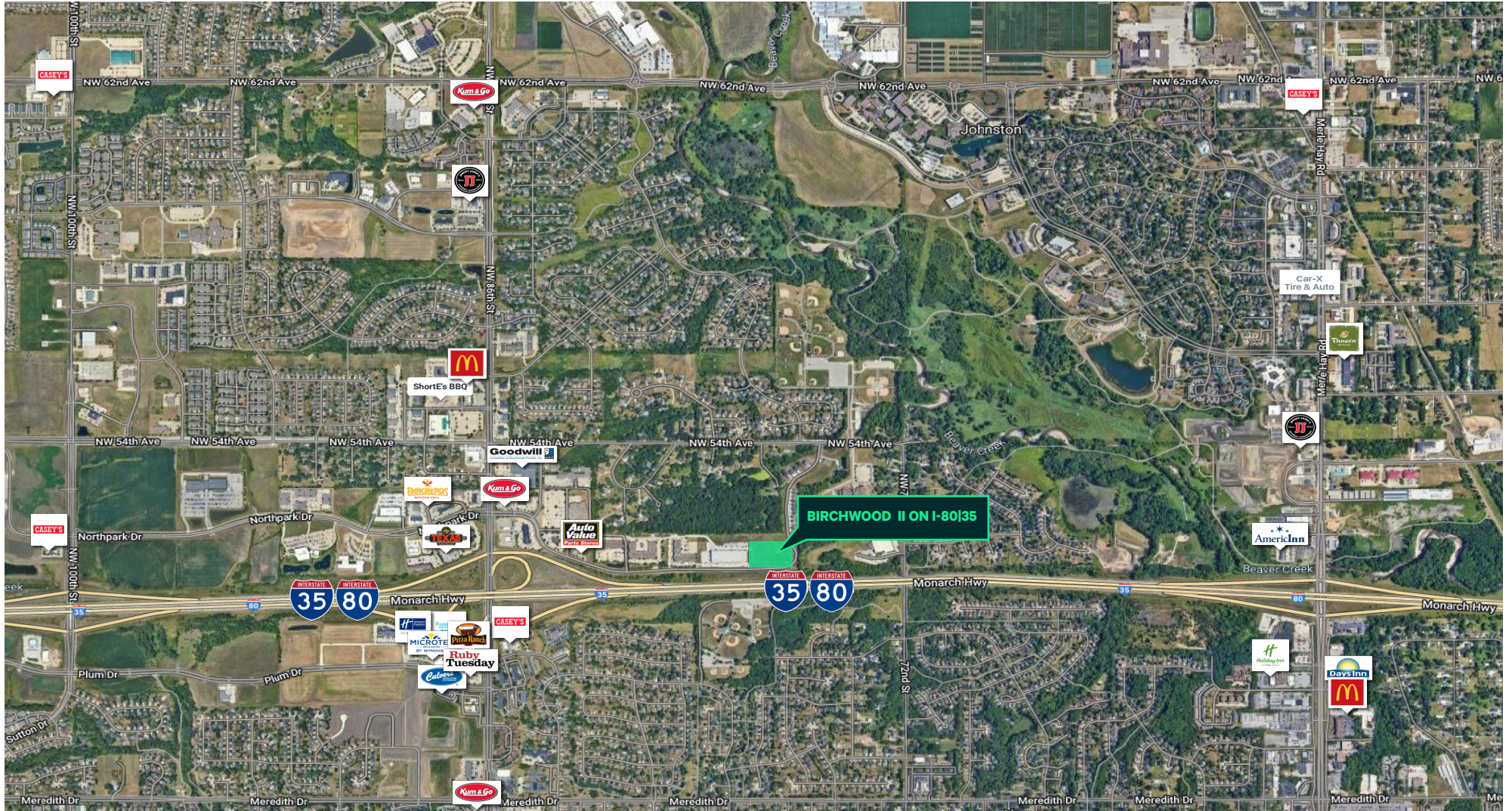
For Sale or Build-to-Suit

# Aerial of Site





# Location



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.