



106,375 RSF
Industrial warehouse
space available

For sale or lease

26378 289th Place | Adel, Iowa 50003



Availability overview

- Available: 106,375 RSF (divisible)
- Sale price: Negotiable
- Lease rate: \$3.50/RSF NNN
- Est. OPEX: \$1.00/RSF

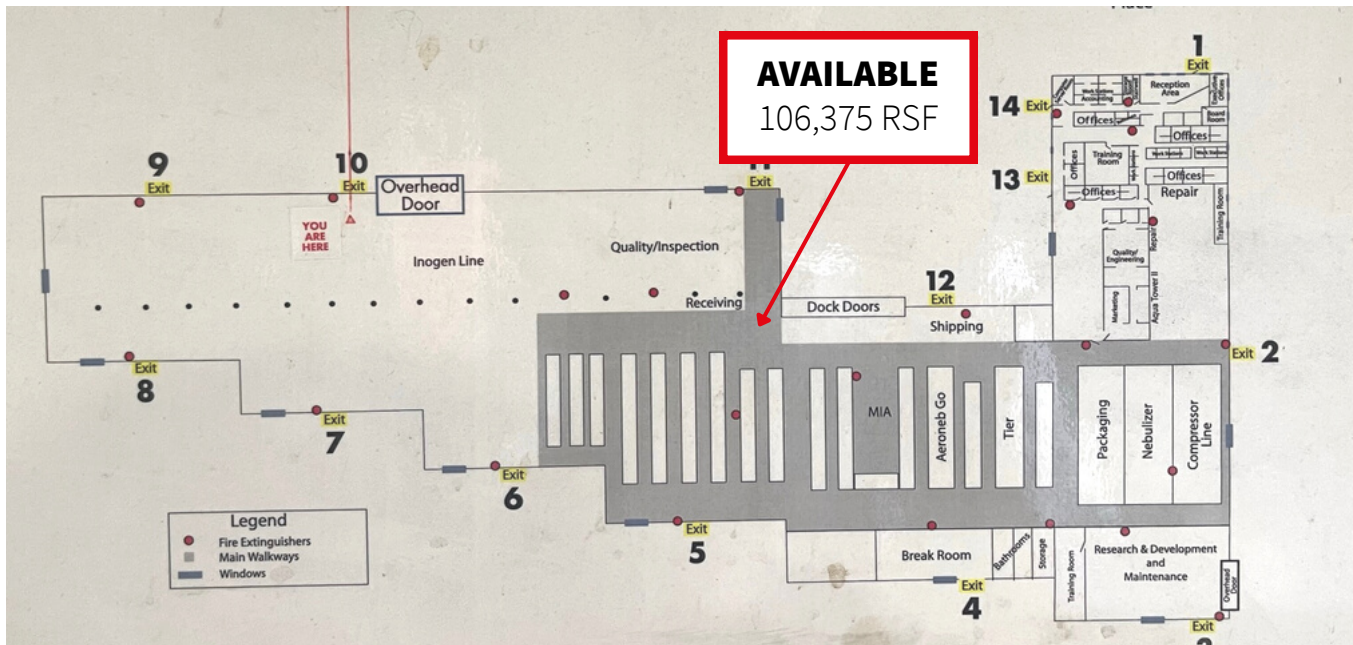
Property overview

- Office SF: +/- 8,000 SF
- Drive-ins: 3 (14', 12', 10' tall)
- Docks: 4 (3 with levelers)
- Clear height: 14' - 21'

106,375 RSF



106,375 RSF of total warehouse for sale or lease | 14' - 21' clear height



Property overview

This property is conveniently located in a developing Western Suburb within the Des Moines metro area. It is positioned on Highway 6, providing a direct commute of 25 minutes to Downtown Des Moines and just 10 minutes from Interstate 80. Furthermore, it is situated adjacent to the upcoming Apple Data Center site.



Property specs

- Outdoor storage allowed
- Warehouse office with breakroom
- Wet sprinkler system
 - Rated for tire storage with City of Adel
- Power: 3phase
- On-site parking available

26378 289th Pl



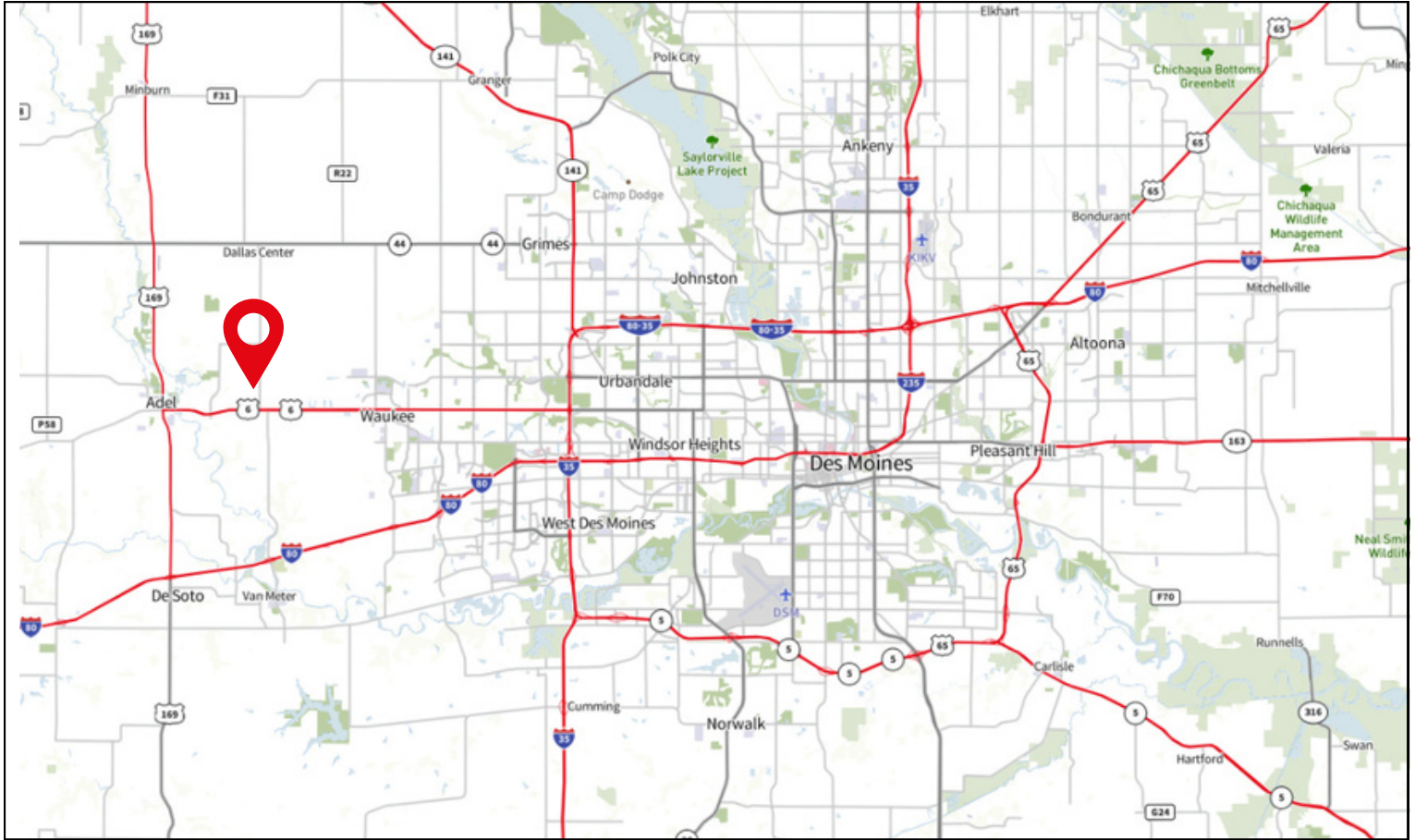
Images



26378 289th Place



Adel, Iowa 50003



Contact

Marcus R. Pitts, CCIM, SIOR

Senior Managing Director
+1 515 556 4727
marcus.pitts@jll.com

Austin Hedstrom

Senior Vice President
+1 515 414 1767
austin.hedstrom@jll.com

Tanner Hedstrom

Senior Associate
+1 515 745 2734
tanner.hedstrom@jll.com

jll.com/des-moines