

BUILD-TO-SUIT OR LEASE

PROPOSED INDUSTRIAL DISTRIBUTION/
MANUFACTURING/WAREHOUSE BUILDINGS

Potential opportunity for projects to receive 10-year, 100% tax abatement

Hwy 65 & 5
Carlisle, IA

UP TO
421,000 SF
AVAILABLE



PROPERTY

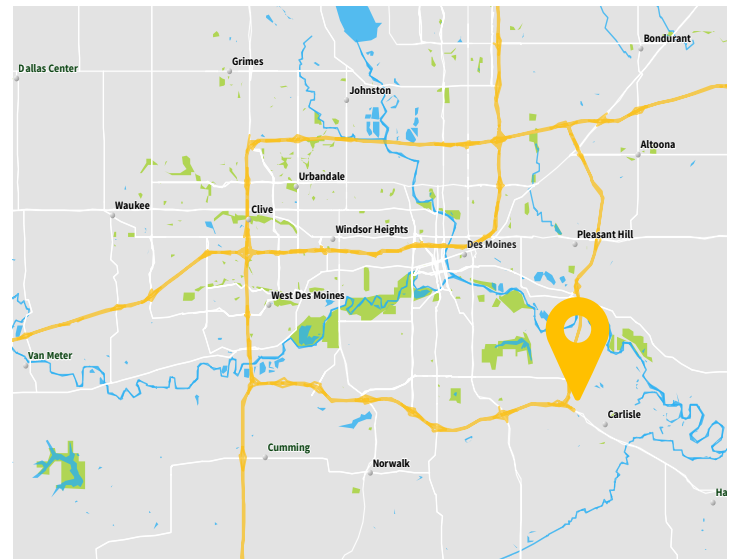
FEATURES

Immediate access to Hwy 5 & Hwy 65

Located just minutes from Des Moines International Airport and Downtown Des Moines

Tax abatement and other incentives available

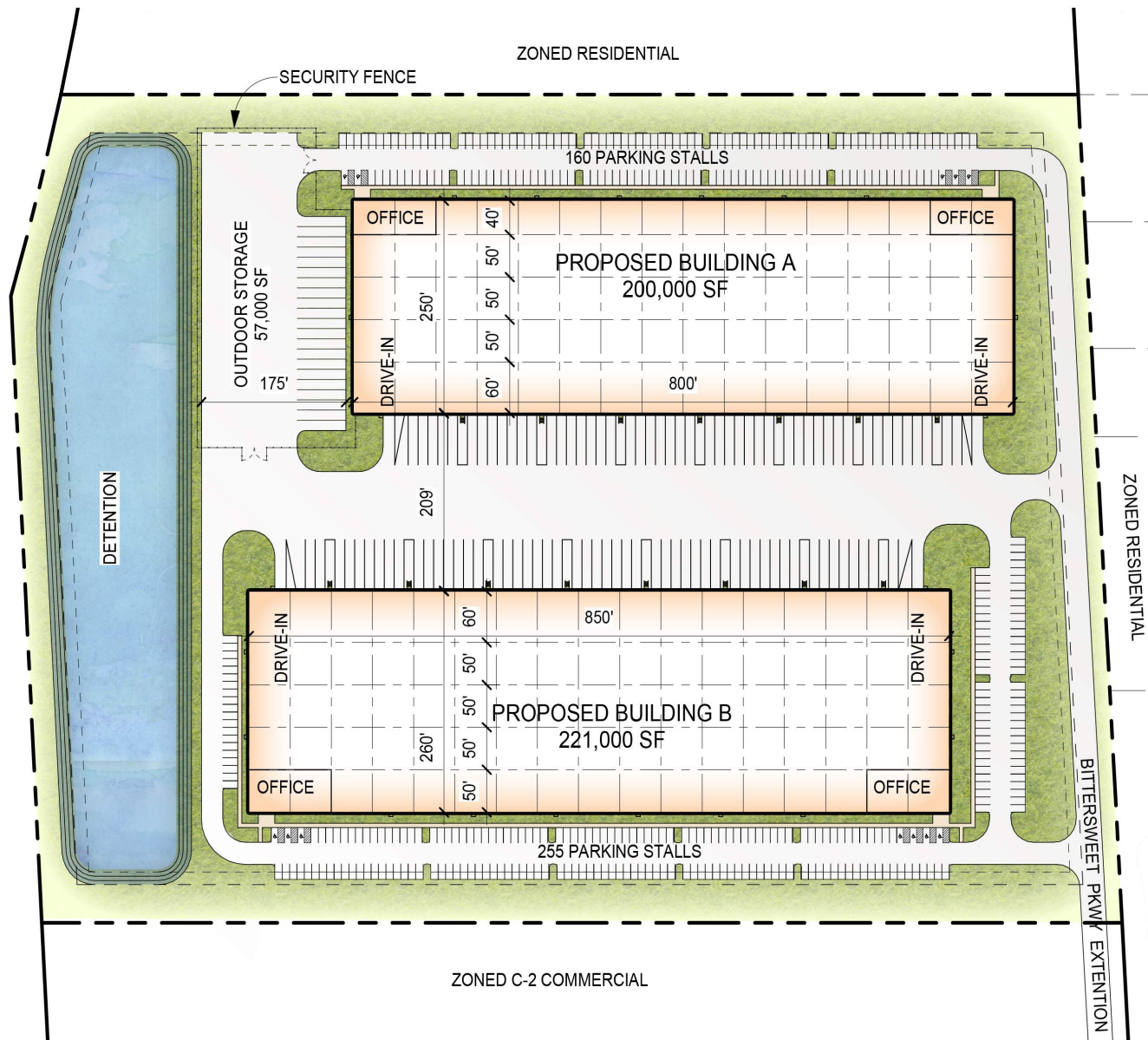
Outdoor storage/trailer parking available



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PROPOSED SITE PLAN

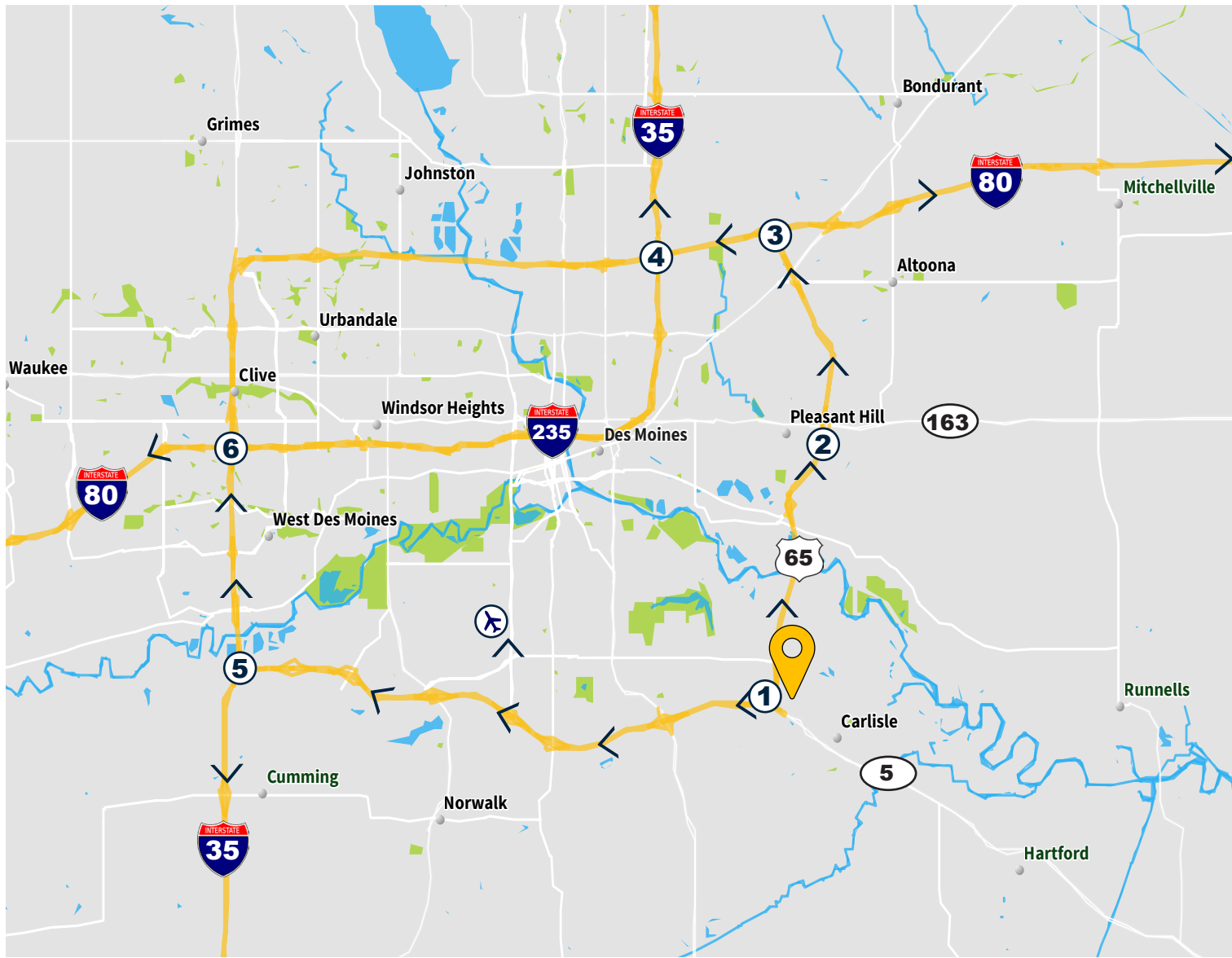


PROJECT INFORMATION

Site Area	+/- 29 acres	Building A Area	200,000 SF
Buliding Area	421,000 SF	Parking	160 stalls
F.A.R.	0.32	Drive-In Doors	2
Detention	+/- 3.5 acres	Dock Position	49
		Trailer Parking Stalls	21(available between docks)
		Building B Area	221,000 SF
		Parking	255 stalls
		Drive-In Doors	2
		Dock Position	53

LOCATION

HIGHLIGHTS



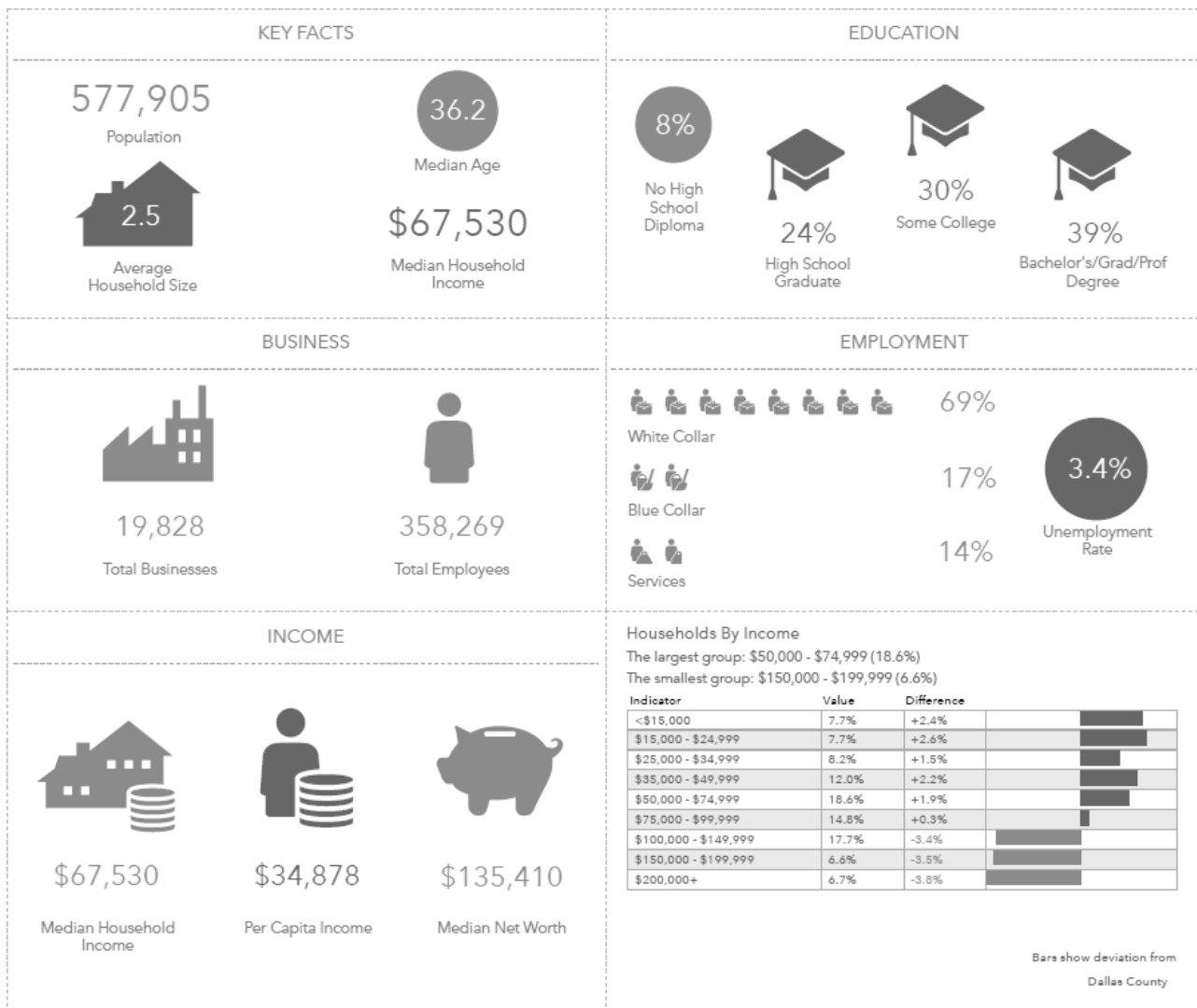
- ① HWY 65 0.7 mi | 3 min
- ② HWY 163 6.8 mi | 9 min
- ③ I-80 E 11.9 mi | 14 min
- ④ I-35 N 14.3 mi | 16 min
- ✈️ AIRPORT 9.0 mi | 13 min
- ⑤ I-35 S 13.8 mi | 15 min
- ⑥ I-80 W 18.7 mi | 20 min

DRIVE TIMES

<u>CITY</u>	<u>MILES</u>	<u>TIME</u>
Cedar Rapids, IA	110	2 hours
Omaha, NE	140	2 hours
Kansas City, MO	200	3 hours
Minneapolis, MN	240	3.5 hours
Chicago, IL	330	5 hours
St. Louis, MO	350	5.5 hours



AREA DEMOGRAPHICS



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