

I-80 DISTRIBUTION CENTER

300,000 SF | FOR LEASE



**555 9TH ST NE
ALTOONA, IA 50009**



ENDEAVOR
DEVELOPMENT





















**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

PROPERTY FEATURES

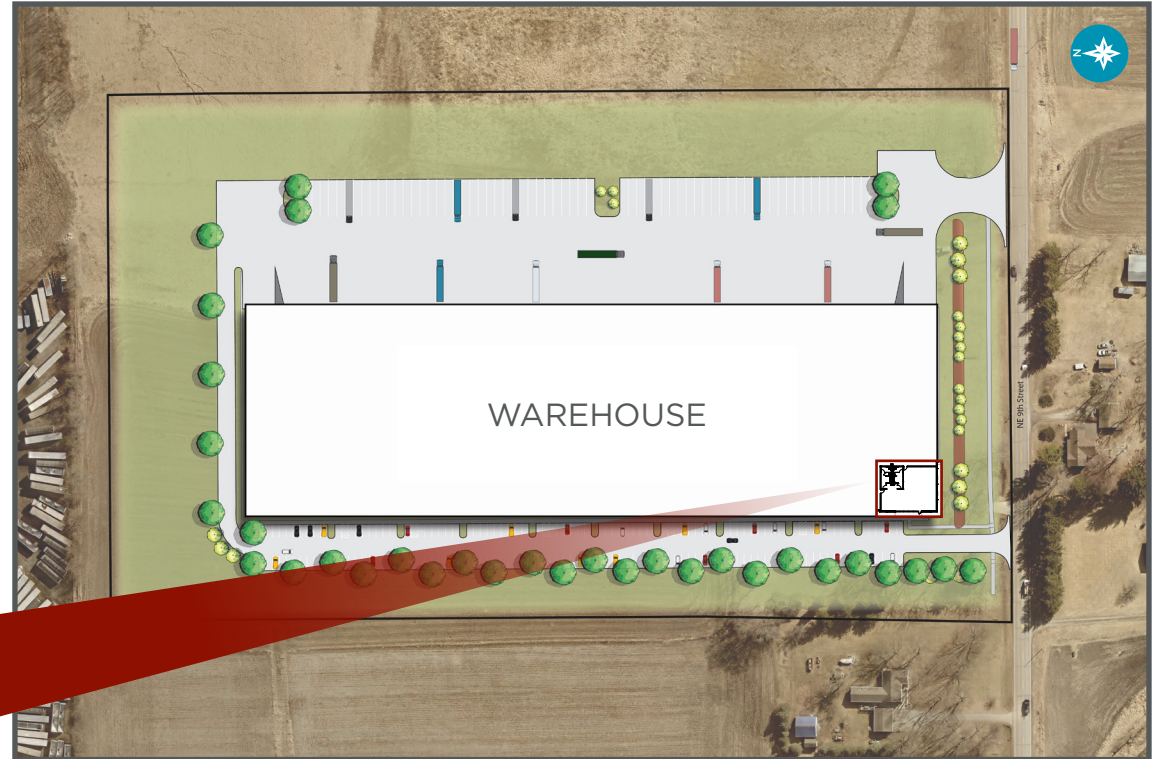
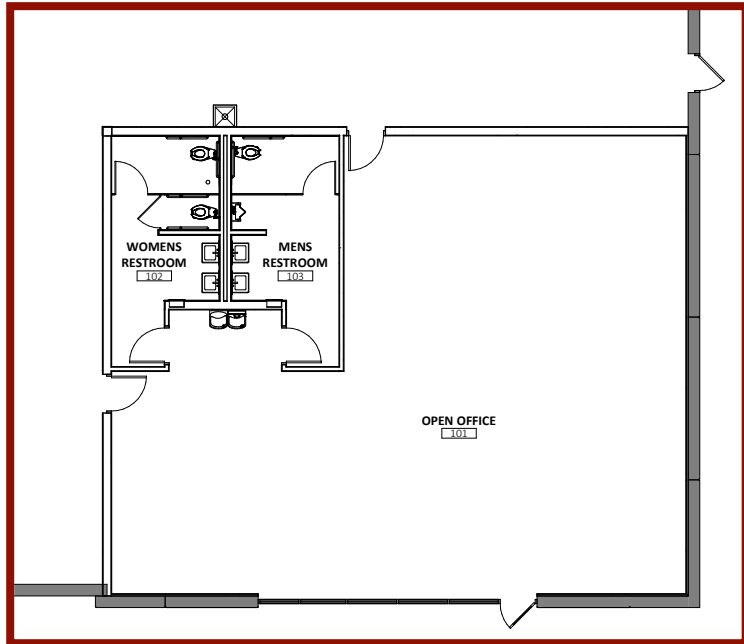
LEASE RATE: \$6.25 NNN (FULL BUILDING USER)
\$7.25 NNN (DEMISED SPACE W/ 3-BAY MINIMUM)

 BUILDING SIZE:	300,000 SF	 POWER:	3 Phase 480v 3000 Amp
 LAND AREA:	16.46 Acres	 TRAILER PARKING:	66 Trailer stalls
 OFFICE SIZE:	2,000 SF - Expandable	 AUTO PARKING:	163 Stalls
 YEAR BUILT:	2023	 LIGHTING:	LED High bay
 CLEAR HEIGHT:	32'	 FLOOR:	7" Slab
 DRIVE-INS:	2 (1 on each end)	 ROOF:	60 Mil EPDM
 DOCK DOORS:	18 w/ Levelers (Expandable to 60)	 BUILDING DIMENSIONS:	300' x 1,000'
 SPRINKLERS:	ESFR	 COLUMN SPACING:	50' x 50'
 CONSTRUCTION TYPE:	Concrete tilt-wall panels	 ZONING:	M-1 Light Industrial

PHOTOS



PROPERTY FEATURES

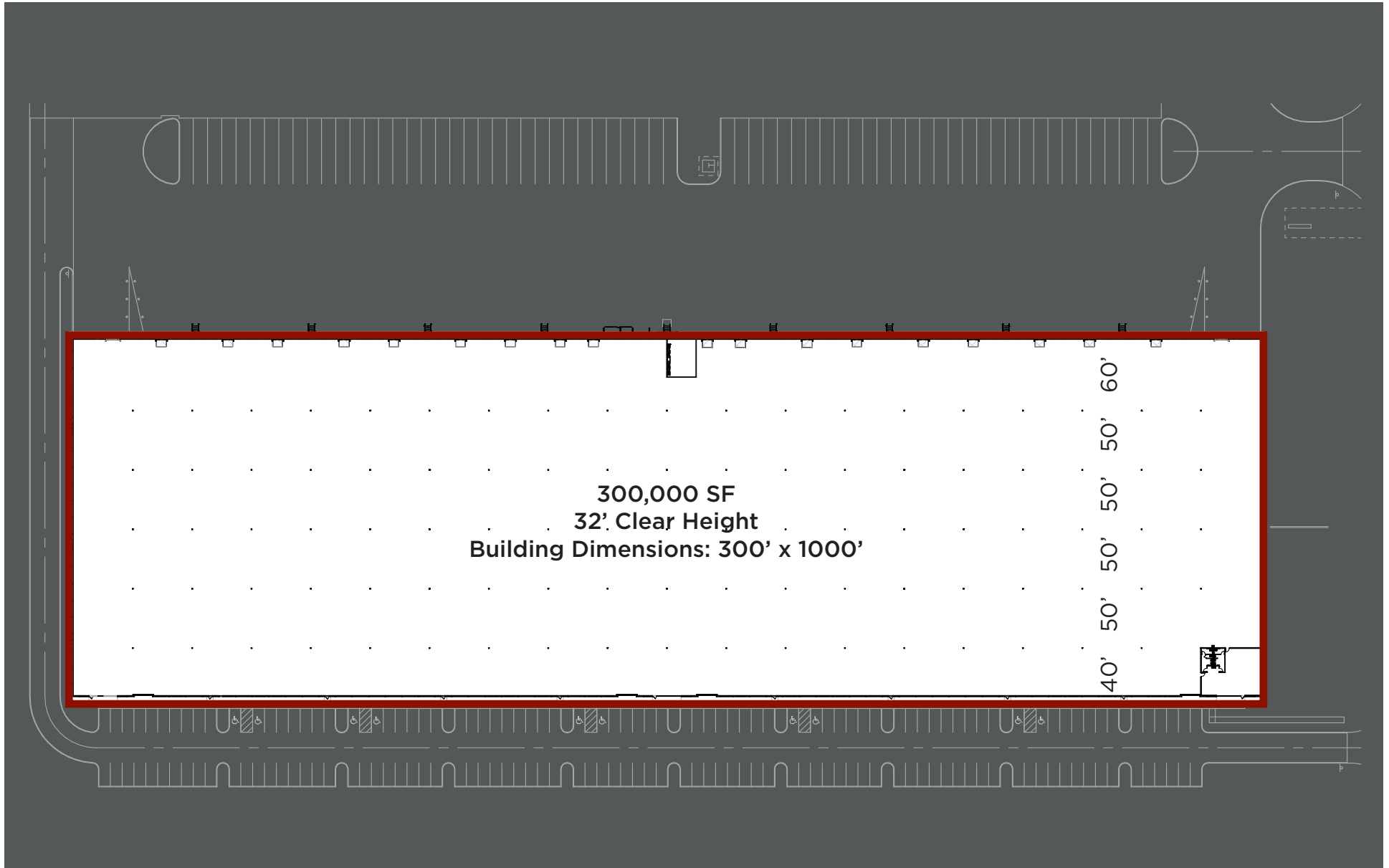


OFFICE DETAILS

- Approximately 2,000 SF
- 50' X 40'
- Men's and Women's restroom
- Located on the SW corner of the building
- Ability to occupy space immediately compared to competing new construction options
- Ability to expand or modify quickly



FLOOR PLAN



CORPORATE NEIGHBORS



LOCATION

DSM USA VISIT DSMPARTNERSHIP.COM

THIS MUST BE THE PLACE

Greater Des Moines (DSM) is a community that invests in itself, that is powered by multi-national corporations and also supports small, locally owned businesses. DSM is a community committed to cultivating an inclusive, equitable environment for people of all backgrounds. In an ever-changing world, if you're searching for a great place to live or grow a business — *this must be the place.* - DSM Partnership

#2 BEST PLACE FOR YOUNG PROFESSIONALS *Forbes, 2024*

TOP 20 BEST PLACE TO LIVE IN THE U.S. *U.S. News & World Report, 2023*

TOP 20 MOST NEIGHBORLY CITY IN THE U.S. *Neighbor, 2023*

TOP 25 UP-AND-COMING TECH MARKET *CBRE, 2023*

TOP 10 FASTEST-GROWING MID-SIZED METRO *Site Selection Group, 2023*

MAJOR EMPLOYERS



2024 POPULATION



	5 MILES	10 MILES	15 MILES
Total Population	214,861	455,216	621,163
Total Households	89,588	187,236	248,337
Median Age	35.5	36.8	36.3

BUSINESSES



	5 MILES	10 MILES	15 MILES
Total Businesses	8,365	19,268	21,980
Total Employees	169,770	354,962	386,377

2024 INCOMES



	5 MILES	10 MILES	15 MILES
Median Household Income	\$62,596	\$77,994	\$87,395
Per Capita Income	\$36,580	\$44,152	\$47,155
Median Net Worth	\$126,324	\$210,602	\$263,595
Median Disposable Income	\$52,497	\$62,790	\$71,030

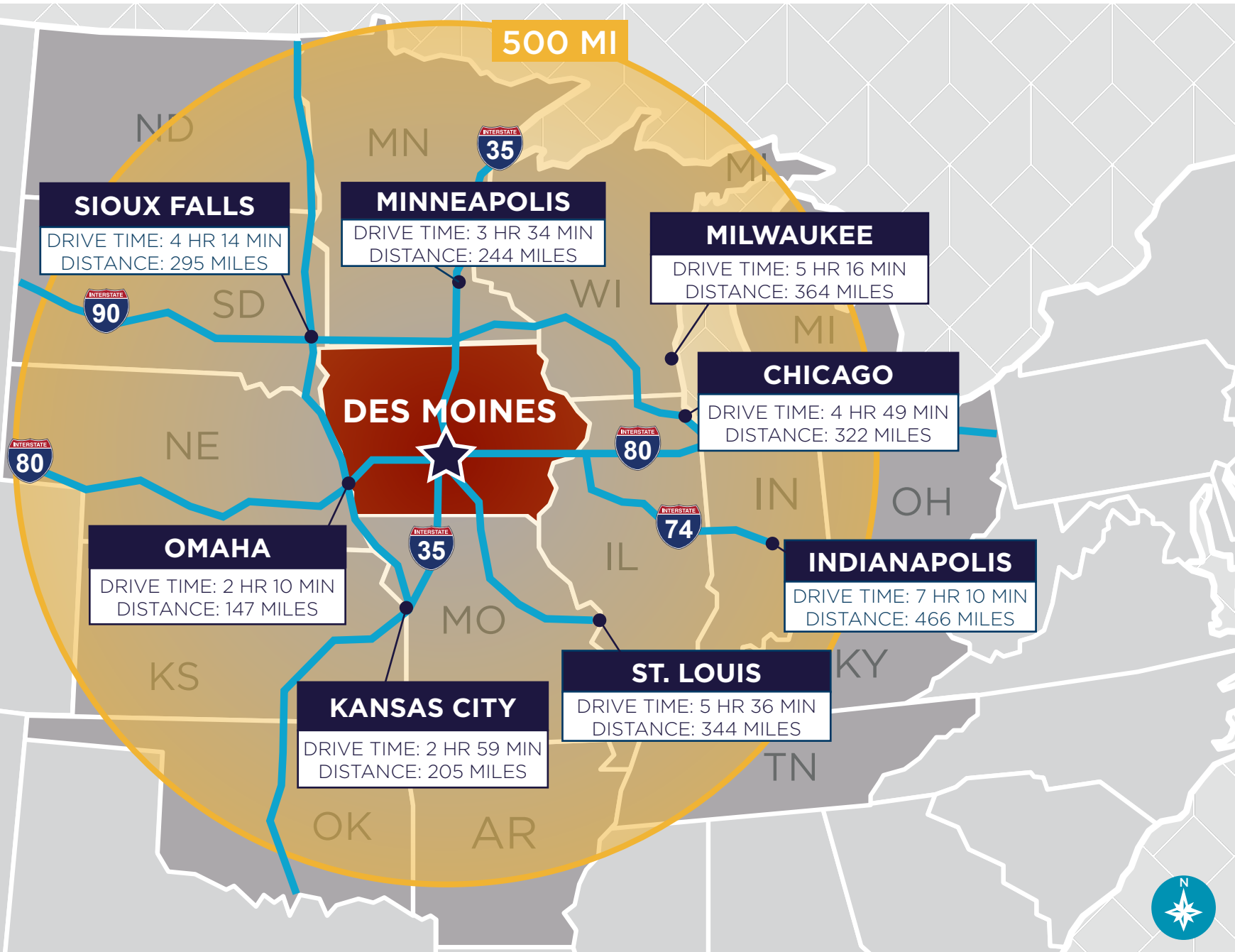
EMPLOYMENT



	5 MILES	10 MILES	15 MILES
White Collar	56.2%	64.2%	67.4%
Blue Collar	24.3%	19.5%	17.9%
Services	19.5%	16.3%	14.7%

I-80 DISTRIBUTION CENTER
555 9TH ST, ALTOONA, IA

MIDWEST HUB



I-80 DISTRIBUTION CENTER

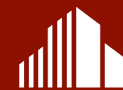
300,000 SF | FOR LEASE



**555 9TH ST NE
ALTOONA, IA 50009**



ENDEAVOR
DEVELOPMENT



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

CONTACT

MATT LUNDBERG, SIOR, CCIM
Senior Vice President
+1 515 556 8088
mlundberg@iowaca.com

JOHN VIGGERS, CCIM, CPM, CRE
Senior Vice President
+1 515 778 2605
jviggers@iowaca.com

3737 Woodland Avenue, Suite 100
West Des Moines, IA 50266
Main +1 515 309 4002
iowacommercialadvisors.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.