

ANDERSON WAREHOUSE

AVAILABLE FOR LEASE

**THE GRAHAM
GROUP, INC.**

2900 21ST ST NW, ALTOONA, IA | 50009



270,000 SF

DOUG DEN ADEL

President

(515) 490-1617

ddenadel@grahamgrp.com

AVAILABLE JUNE 2026

505 5th Avenue, Suite 200

Des Moines, IA 50309

Main (515) 244-0387

grahamwarehouse.com

BUILDING OVERVIEW

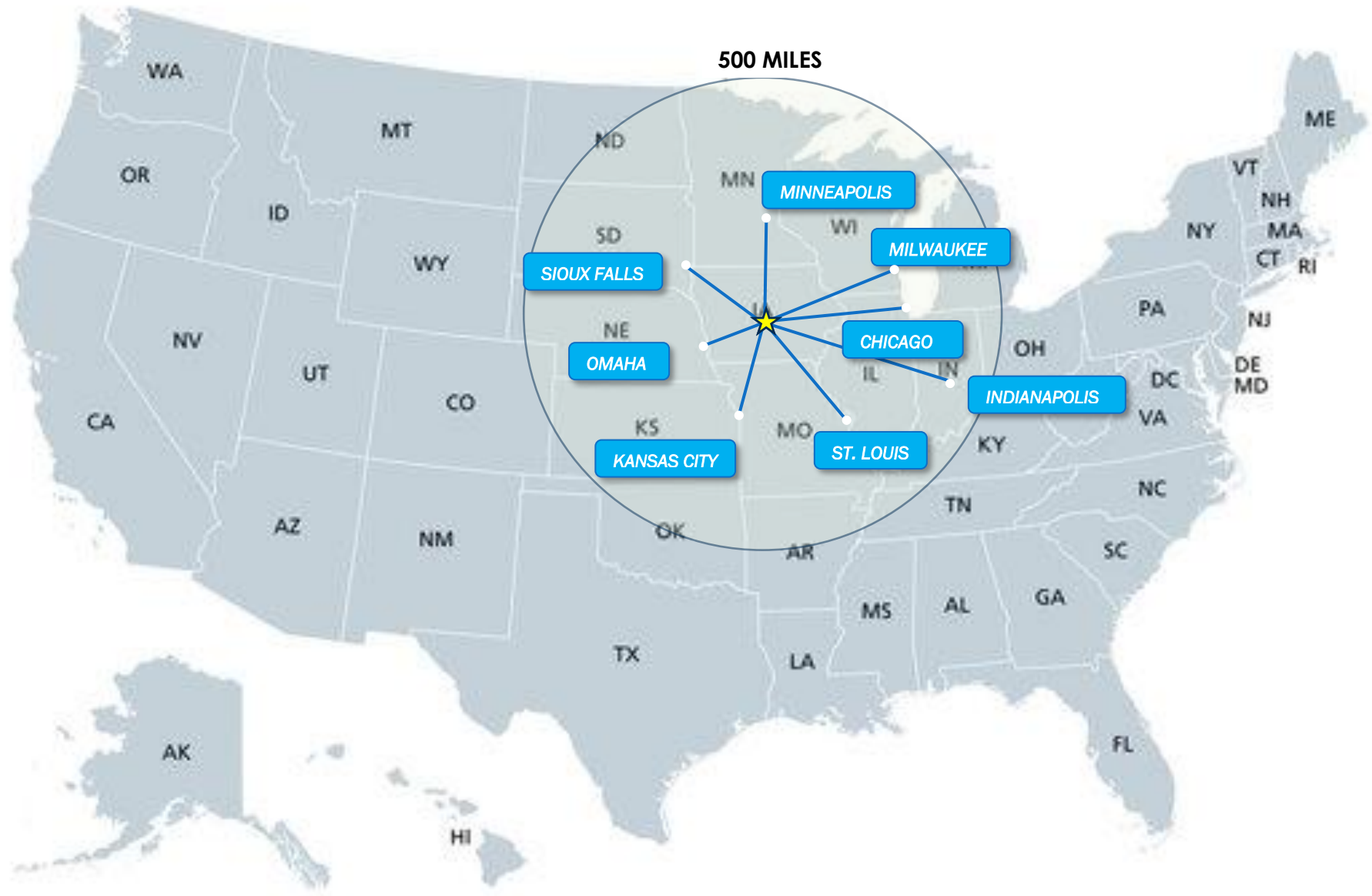
Building #4
2900 21st St NW, Altoona, IA

Building Size	270,000 SF
Developer	The Graham Group
Year Built	2020
Clear Height	25' - 29'
Columns	50' x 50'
Space Dimensions	900' x 300'
Demised	Not demised; negotiable
Dock Doors	15 – 10'x10'; each equipped w/ automatic dock leveler
Drive-in Doors	2 – 14'x12'
Truck Court Depth	130'
Parking	40
Office	1,250 SF
Trailer Parking	20 - 25
Outdoor Storage	62,700 SF or 1.44 acres
Zoning	M-1 Limited Industrial
Climate Control	Heating – Reznor
Building Construction Type	Precast concrete walls with R-13 insulation, steel frame
Roof	TPO with R-25 insulation
Fire Protection System	ESFR Sprinkler
Interior Lighting	LED
Interior Flooring	PrimX jointless concrete

AERIAL



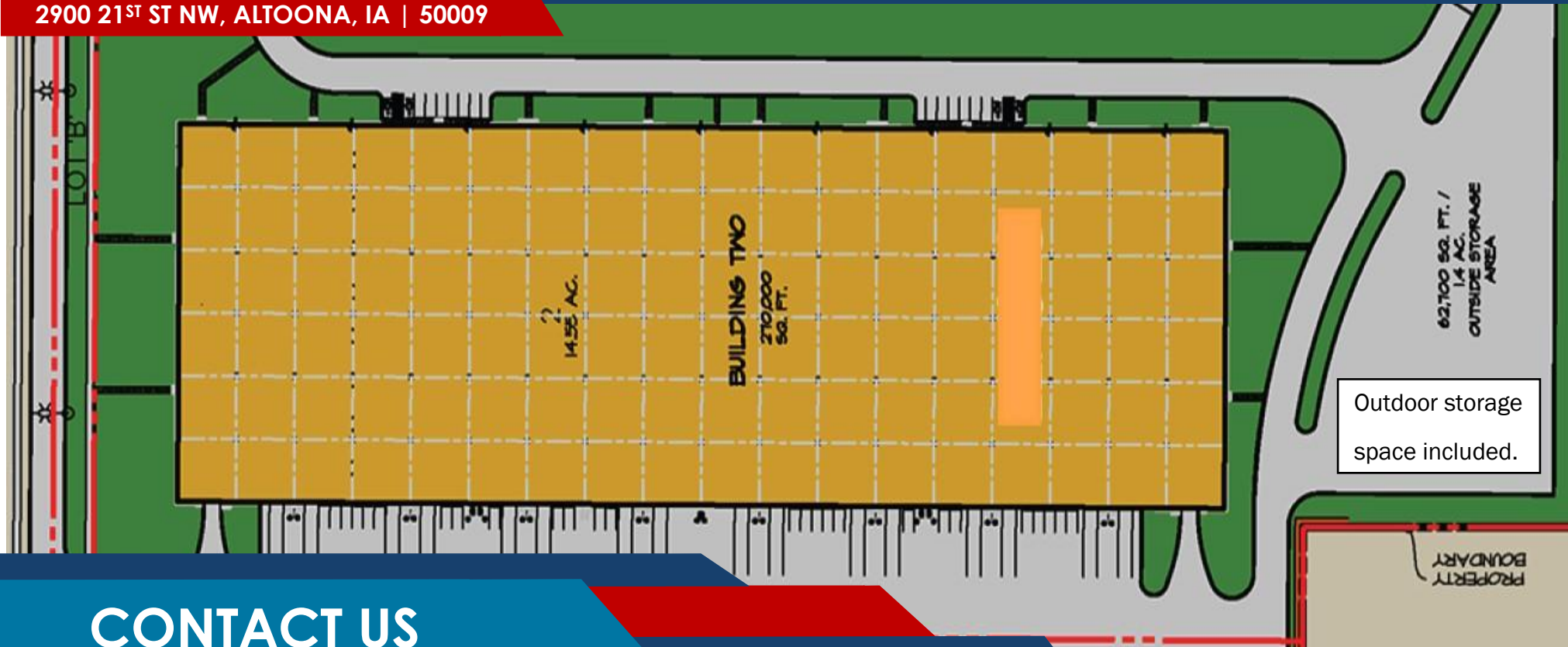
DISTANCE FROM DES MOINES



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270,000 SF
Space for Lease

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CONTACT US

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MAP

