

# I-80 DISTRIBUTION CENTER

300,000 SF | FOR LEASE OR SALE



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



**ENDEAVOR**  
DEVELOPMENT





















**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors

# PROPERTY FEATURES

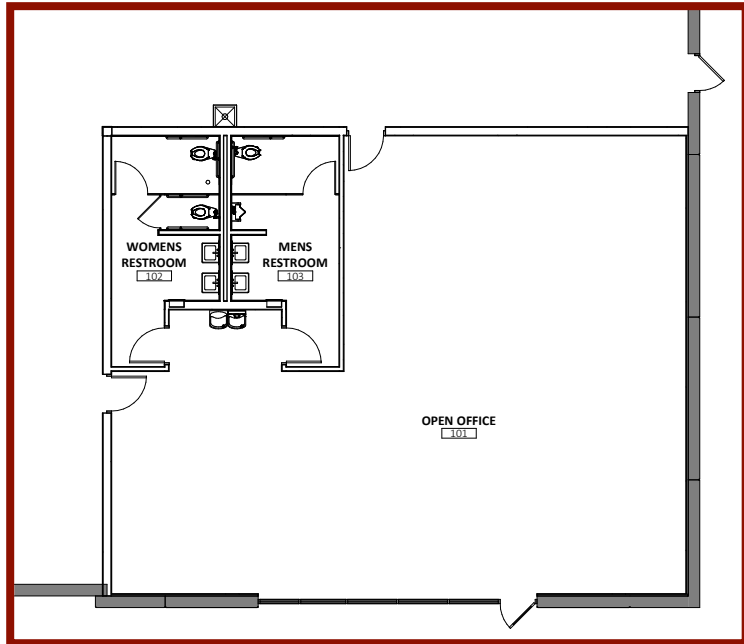
**LEASE RATE:** \$6.25 NNN (FULL BUILDING USER)  
\$7.25 NNN (DEMISED SPACE W/ 3-BAY MINIMUM)

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

# PHOTOS



# PROPERTY FEATURES

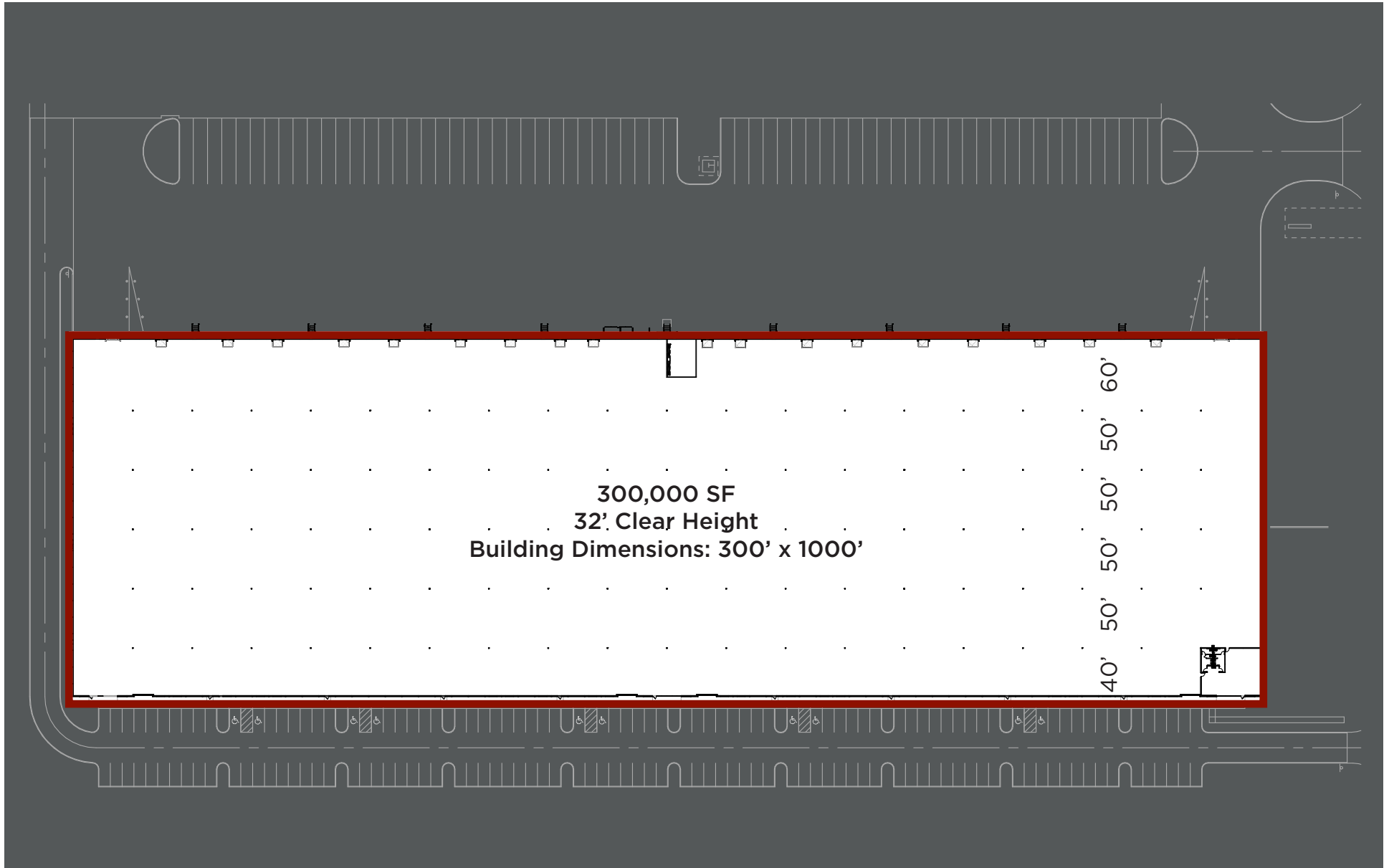


## OFFICE DETAILS

- 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



**2 MINS** .9 MILES  
TO I-80  
VIA 1ST AVE N

**8 MINS** 7 MILES  
TO I-35  
VIA I-80

# LOCATION

**DSM USA** VISIT [DSMPARTNERSHIP.COM](http://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

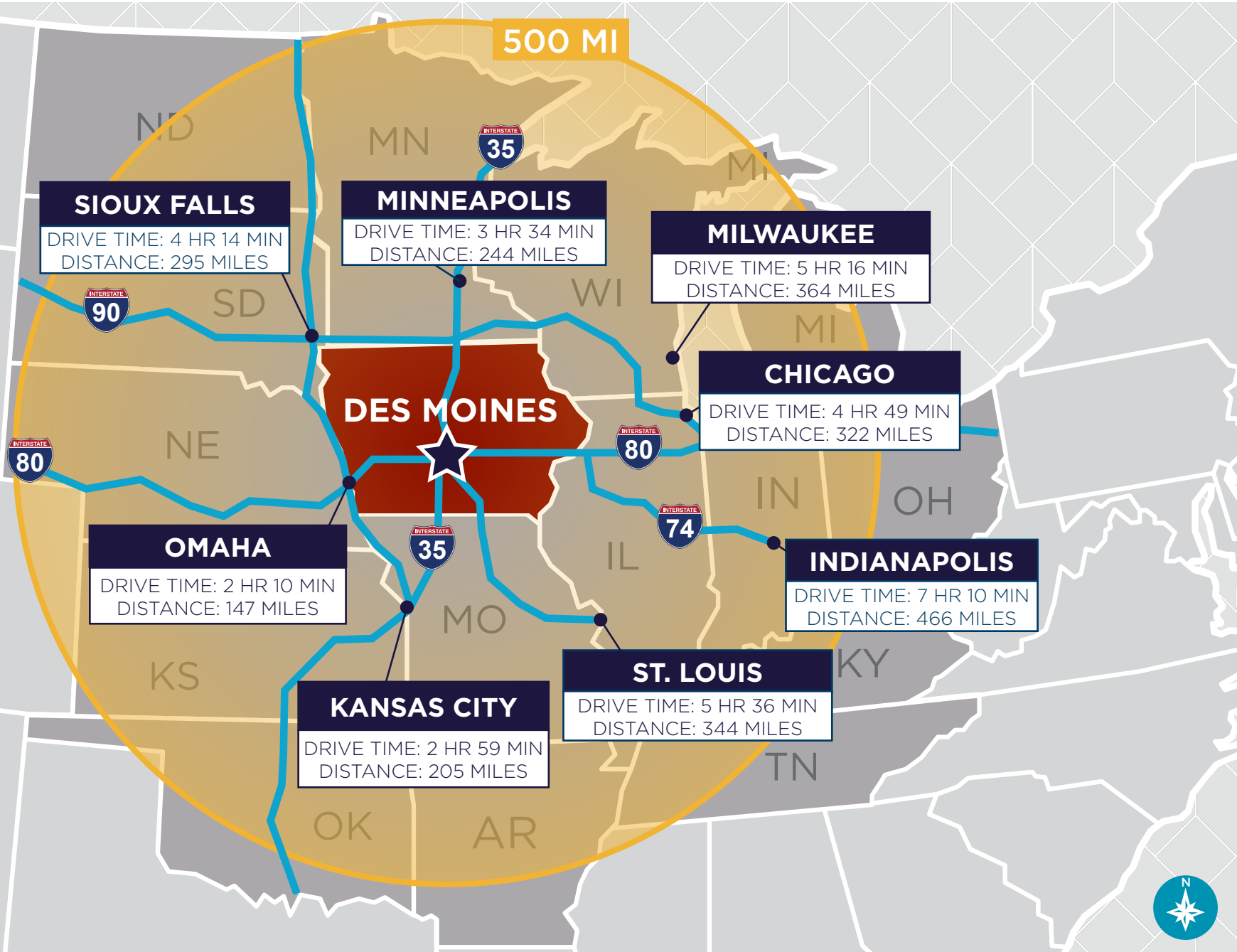
## EMPLOYMENT



	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%

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# MIDWEST HUB





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### CONTACT

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