

SPEC FLEX & BUILD-TO-SUIT INDUSTRIAL FOR LEASE



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LEASE RATE:	Negotiable (NNN)
OUTDOOR STORAGE LEASE RATE:	Contact Broker
BUILD TO SUIT RATE:	Negotiable
NUMBER OF BAYS:	18-20
AVAILABLE SF:	1,500 - 60,600 SF
LOT SIZE:	4.31 Acres
BUILDING SIZE:	60,600 SF

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PROPERTY DESCRIPTION

For lease or Build-to-Suit. This new industrial development has one 30,300 SF flex spec building commencing construction featuring drive thru bays demisable down to 1,500 SF. There is also a proposed second building which could be built to suit your specific needs right next door. Both buildings in this development offer optional outdoor storage available for lease, exclusively for the tenants who lease space within the building.

PROPERTY HIGHLIGHTS

- 3-Year 100% Tax Abatement
- Outdoor Storage Available
- Build-to-Suit & Spec Warehouse Options
- 18' Clear Height with 23' Peak
- 100 amp, 3 Phase Power Available For Each Bay
- Fully Sprinkled with an Exterior House Bib
- Customizable: Floor Drain, A/C, Conduit Box for Additional Lighting, Fans, etc.

LOCATION MAP



LOCATION OVERVIEW

Elkhart, Iowa is a growing community ideally situated just 20 minutes north of Des Moines, offering the perfect blend of small-town charm and big-city access. With affordable real estate, proximity to major transportation routes like I-35 and Highway 69, and a supportive local government, Elkhart provides a strategic location for businesses looking to expand or relocate. The town supports industrial development with flexible zoning, a business-friendly climate, and access to a skilled Central Iowa workforce. With tenant-eligible tax abatements and infrastructure that is ready for growth, Elkhart is an ideal hub for manufacturing, warehousing, or distribution operations looking to maximize efficiency while minimizing overhead.

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO

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ADDITIONAL PHOTOS



JACK LUSTER

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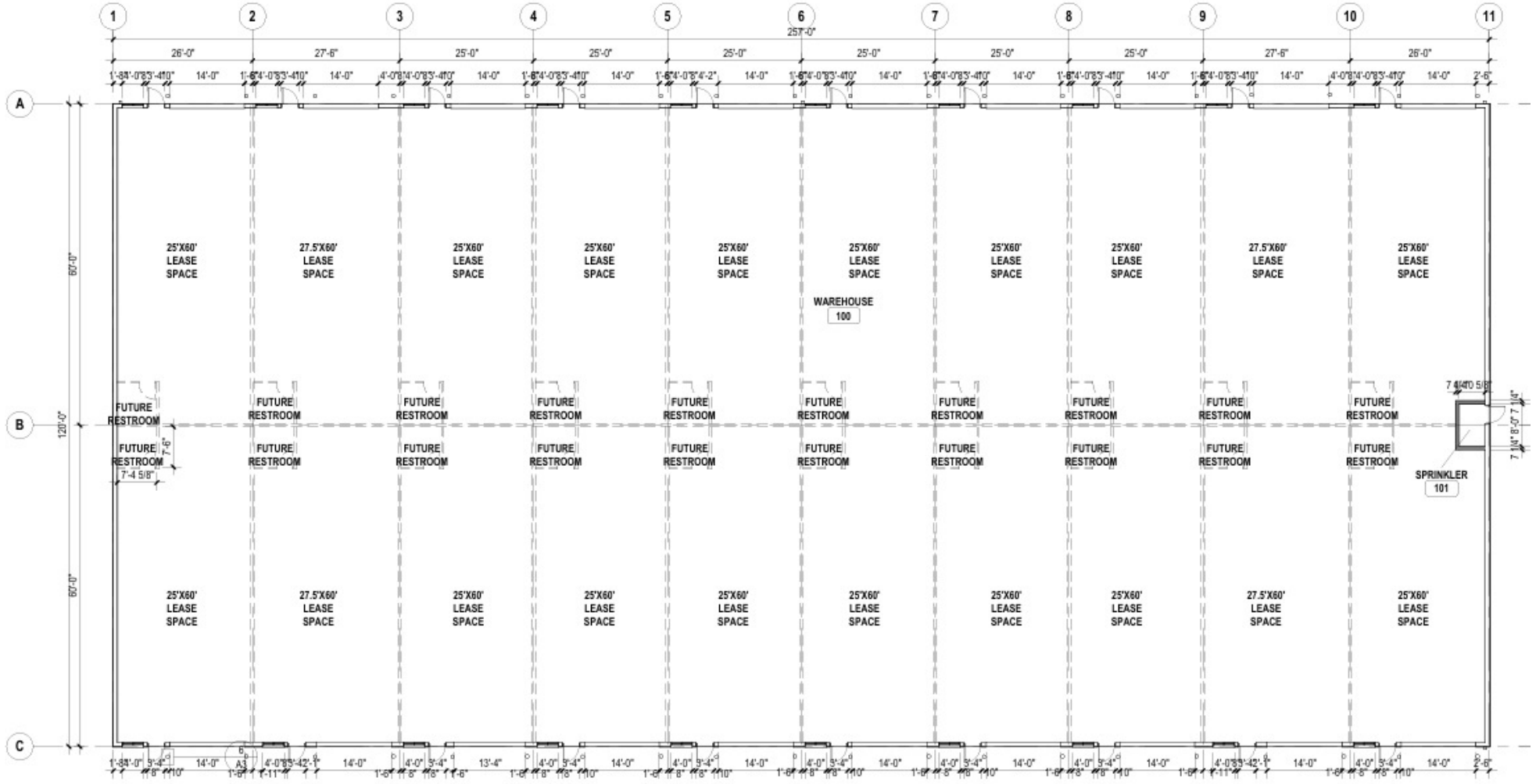
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BUILDING 1 SITE PLAN



BUILDING - 1

① LEVEL - 1
1/16" = 1'-0"

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SINGLE BAY RENDERING - 25' X 60' FEET



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4 BAY RENDERING - 100' X 60' FEET



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DEMOGRAPHICS MAP & REPORT

POPULATION

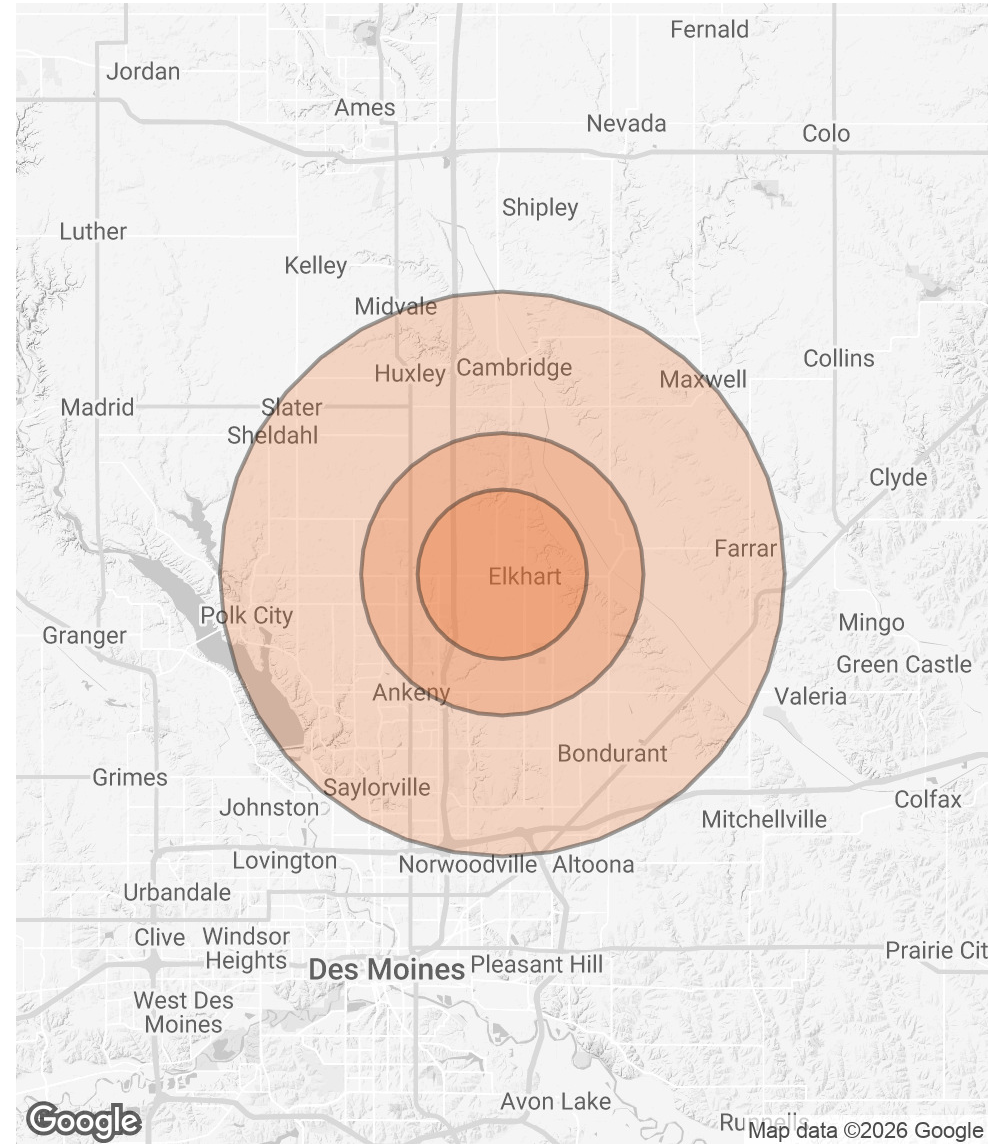
3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	5,532	32,311	112,488
AVERAGE AGE	37	37	37
AVERAGE AGE (MALE)	36	37	36
AVERAGE AGE (FEMALE)	37	38	38

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,031	12,813	42,404
# OF PERSONS PER HH	2.7	2.5	2.7
AVERAGE HH INCOME	\$150,212	\$128,067	\$127,532
AVERAGE HOUSE VALUE	\$430,984	\$356,680	\$349,889

2020 American Community Survey (ACS)



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