

I-80 DISTRIBUTION CENTER PHASE II

AVAILABLE Q4 2026



**575 9TH ST NE
ALTOONA, IA**



ENDEAVOR
DEVELOPMENT



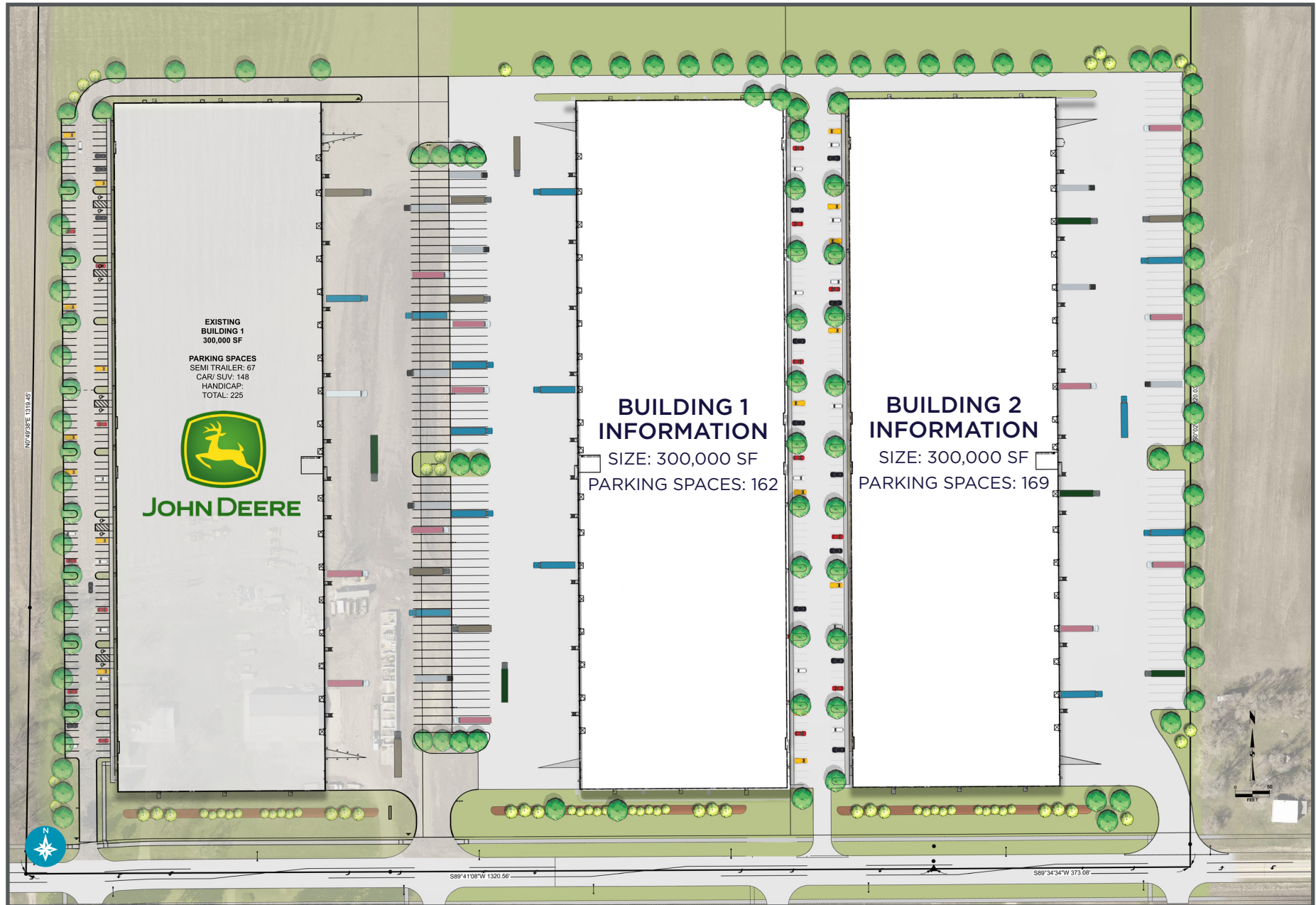
**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

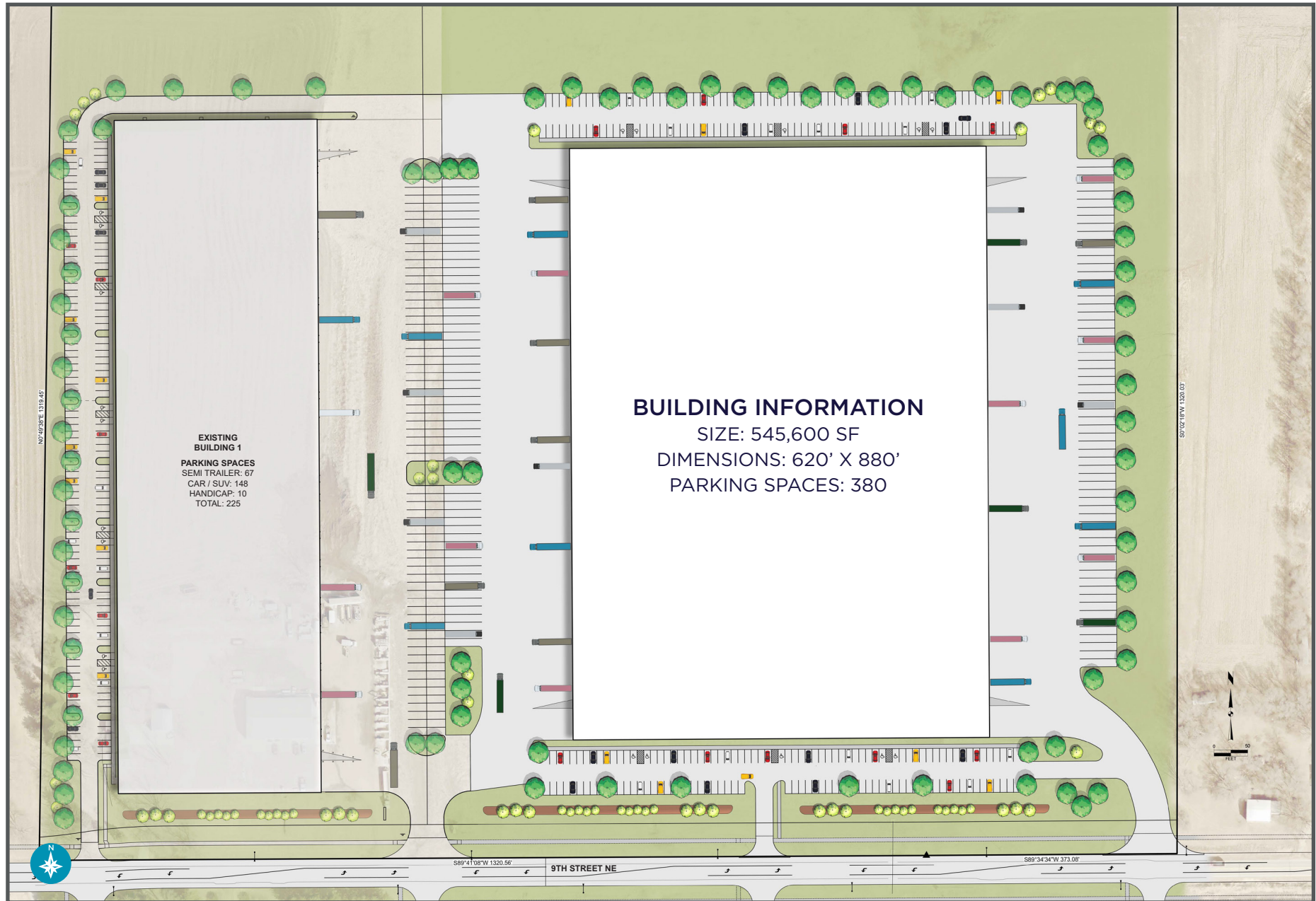
PROPERTY FEATURES

	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:	2026		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

CONCEPT "A"



CONCEPT "B"



[illegible]

CORPORATE NEIGHBORS



I-80 DISTRIBUTION CENTER- PHASE 2
575 9TH ST, ALTOONA, IA

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

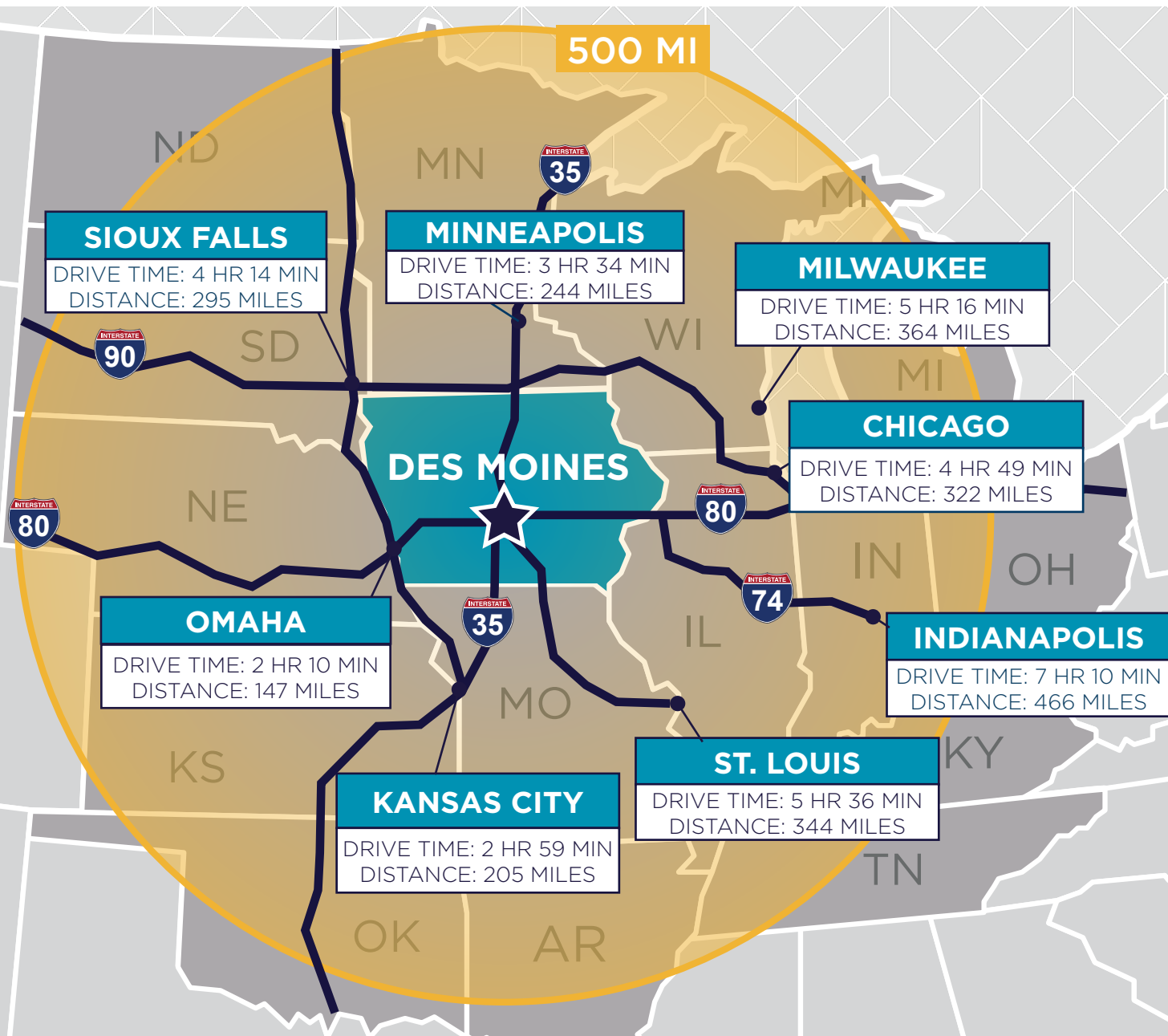
EMPLOYMENT



	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%

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MIDWEST HUB



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CONTACT

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