

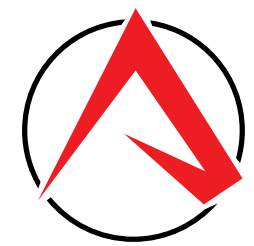


 JLL |  VanTrust®

FOR SALE/LEASE | Industrial Warehouse Space Available in Altoona, Iowa

Marcus R. Pitts, CCIM, SIOR
+1 515 556 4727
marcus.pitts@jll.com

Austin Hedstrom
+1 515 414 1767
austin.hedstrom@jll.com



ALTUS
COMMERCE CENTER

ALTUS COMMERCE CENTER

New High-Cube, Tax-Abated Industrial Space Available For Sale/Lease



- Availability: 100,000 SF - up to 496,800 SF
- 5-Year sliding scale tax abatement available for qualified users
- Great access to I-80 & I-35 as well as Highways 65/5

- Local amenities to attract and retain work force
- Located <1 mile from large e-commerce fulfillment center
- Building B and Building C available now
- Additional land available for build-to-suit options



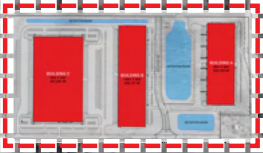
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BUILDING B

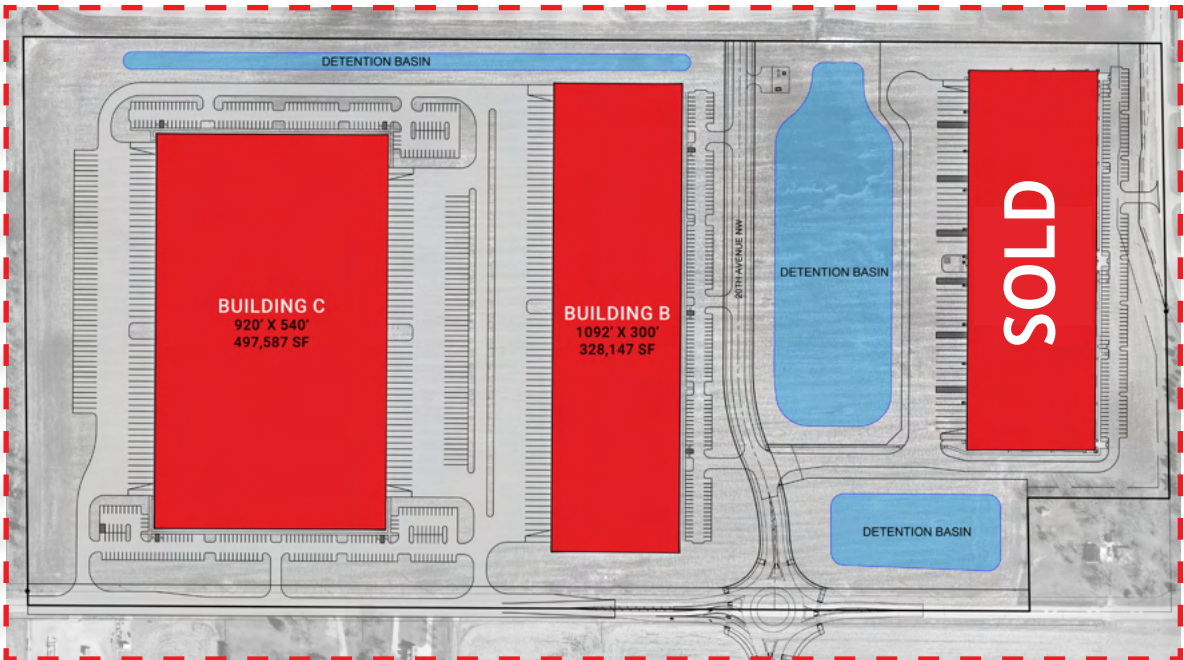


BUILDING C



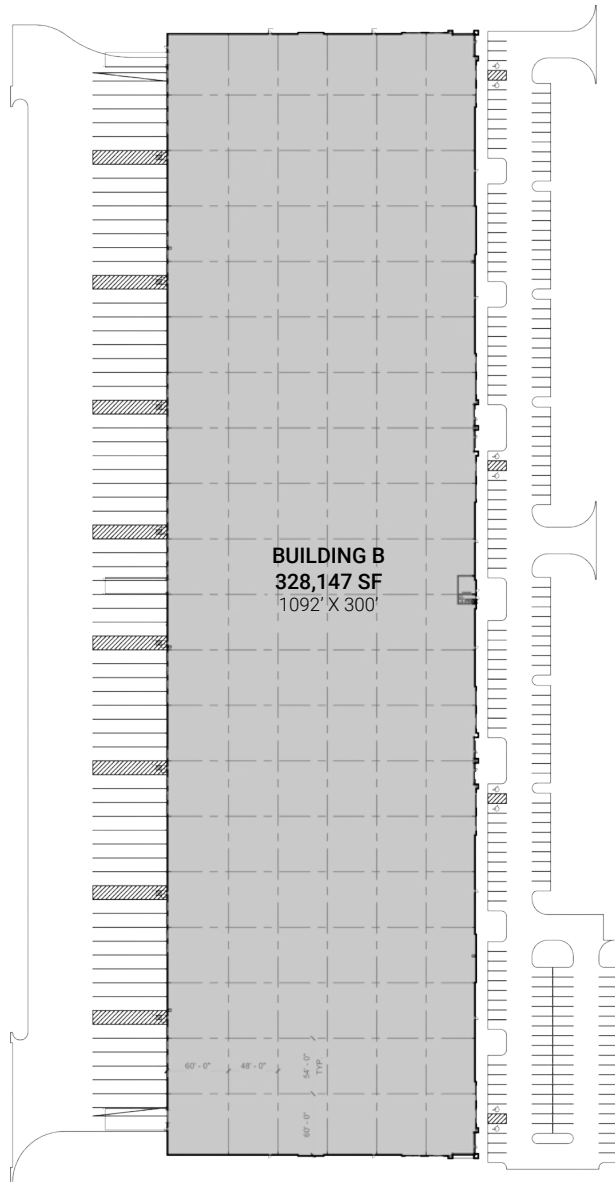


MASTER SITE PLAN



FLOOR PLAN - BUILDING B

2075 25th Street NW | Altoona, Iowa



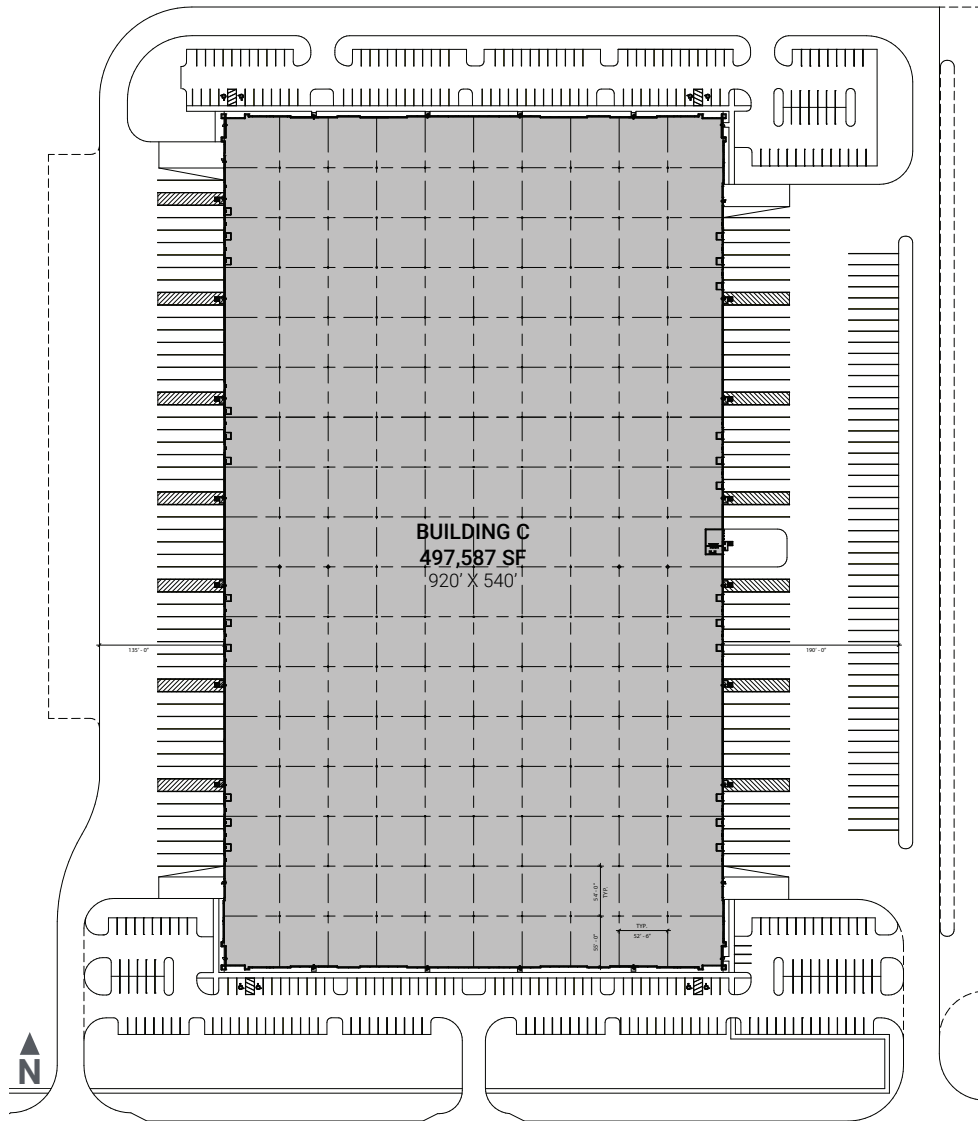
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COMMERCE CENTER

BUILDING FEATURES

Total Size	328,147 SF
Building Acreage	±16.6 acres
Loading	34 - 40,000lb mechanical levelers, bumpers & seals
Typical Bay Size	16,200 SF
Car Parking	±202
Clear Height	32'
Dock Doors	34 (expandable)
Drive-in Doors	3 (expandable)
Interior Lighting	LED
Floor Slab	7" reinforced, vapor barrier throughout
Heating	Unit heaters
Roof	TPO
Bay Spacing	Endcap bays: 60' x 300' Interior bays: 54' x 300' Speed bay: 54' x 60'
Truck Court	135'
Fire Suppression	ESFR
Completion Date	Available now

FLOOR PLAN - BUILDING C

2301 25th Street NW | Altoona, Iowa



ALTUS
COMMERCE CENTER

BUILDING FEATURES

Total Size	497,587 SF
Building Acreage	±31 acres
Loading	50 - 40,000lb mechanical levelers, bumpers & seals
Typical Bay Size	29,160 SF
Car Parking	±330
Clear Height	36'
Dock Doors	50 (expandable)
Drive-in Doors	4
Interior Lighting	LED
Trailer Parking	52 (expandable)
Floor Slab	7" reinforced, vapor barrier throughout
Heating	Unit heaters
Roof	TPO
Bay Spacing	Endcap bays: 55' x 540' Interior bays: 54' x 540' Speed bay: 54' x 60'
Truck Court	135'
Fire Suppression	ESFR
Completion Date	Available Now

WHY DES MOINES

The Global Intersection of Business and Community

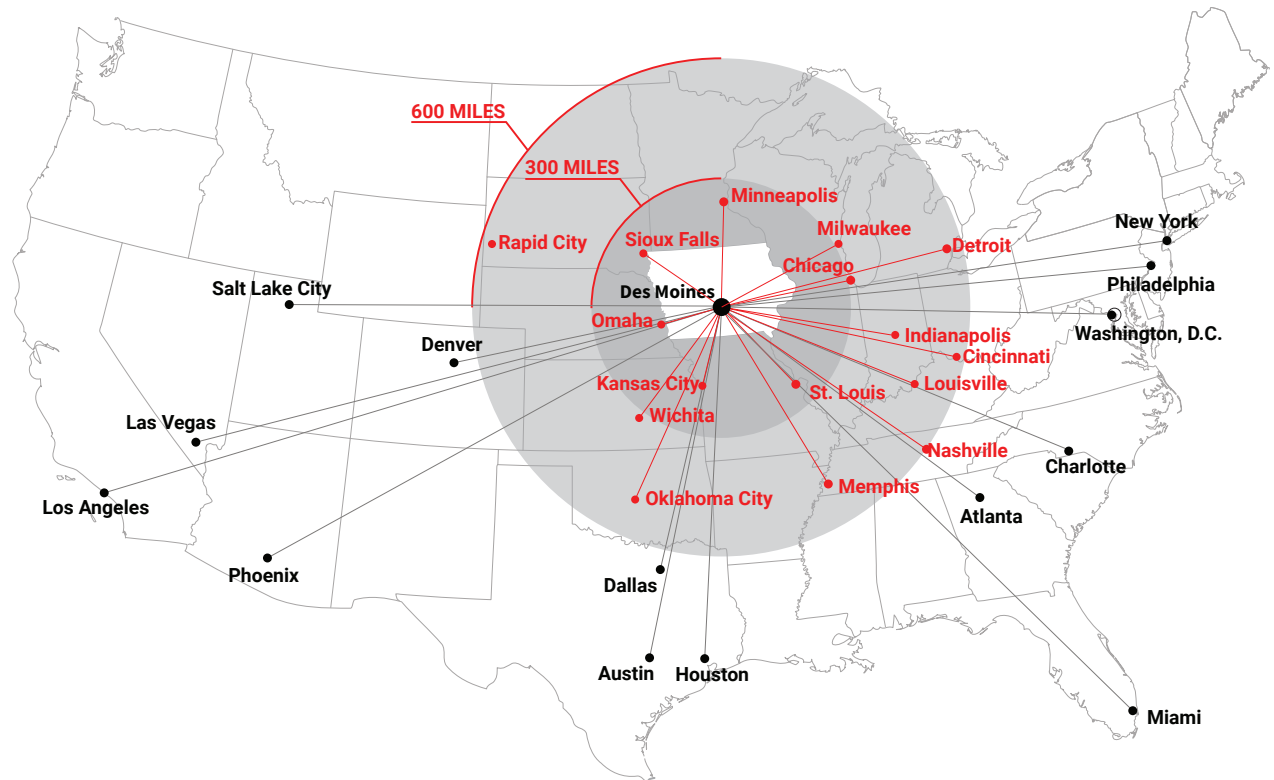
Des Moines has a strong history of public - private collaborations. The region is a globally connected community and one of the nation's hotspots for new businesses, startups and millennials. It has been ranked among the best places to live in the United States. [View all rankings here.](#)

PROXIMITY DATA

Within 10-hour drive to: Chicago, Denver, Dallas, Columbus, Detroit, Nashville, Memphis, Canadian border

Transload rail facility under construction in Southeast Des Moines

Less than 6 hour drive to three inland ports (Chicago, Kansas City, St Louis)



FIRMS ALREADY IN THE AREA

- Facebook
- Principal Financial Group
- Microsoft
- E-commerce Fulfillment
- Casey's

- Highly-connected interstate highway system, rail served by three Class I railroads, international airport and Foreign Trade Zone (FTZ).
- Exceptional water source redundancy with access to two major rivers and Aquifer Storage and Recovery (ASR) wells with 1.5 billion gallon capacity
- \$5.5 billion in wind energy development allows for an average 5.63 cents per kilowatt hour to industrial customers
- Per capita, the fastest growing metro in the Midwest in jobs, population and GDP Headquarters for Fortune 500 companies & industries including financial services, data centers, agbioscience, logistics and advanced manufacturing



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