SPEC FLEX & BUILD-TO-SUIT INDUSTRIAL FOR LEASE

OFFERING SUMMARY

LEASE RATE:	$10.00 - 12.00 SF/yr (NNN)
OUTDOOR STORAGE LEASE RATE:	Contact Broker
BUILD TO SUIT RATE:	Negotiable
NUMBER OF BAYS:	18-20
AVAILABLE SF:	1,500 - 30,300 SF
LOT SIZE:	4.31 Acres
BUILDING SIZE:	30,300 SF
ANTICIPATED DELIVERY DATE:	Q1 '2026

JACK LUSTER
O: 618.292.1075
jack.luster@svn.com

HARRISON HAYNES
O: 563.451.5909
harrison.haynes@svn.com

NORA WALSH
O: 515.259.1041
nora.walsh@svn.com
IA #S66842000

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 Tax Abatement
- Outdoor Storage Available
- Build-to-Suit & Spec Warehouse Options
- 18′ Clear Height with 23′ Peak
- 200 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.

JACK LUSTER
O: 618.292.1075
jack.luster@svn.com

HARRISON HAYNES
O: 563.451.5909
harrison.haynes@svn.com

NORA WALSH
O: 515.259.1041
nora.walsh@svn.com
IA #S66842000

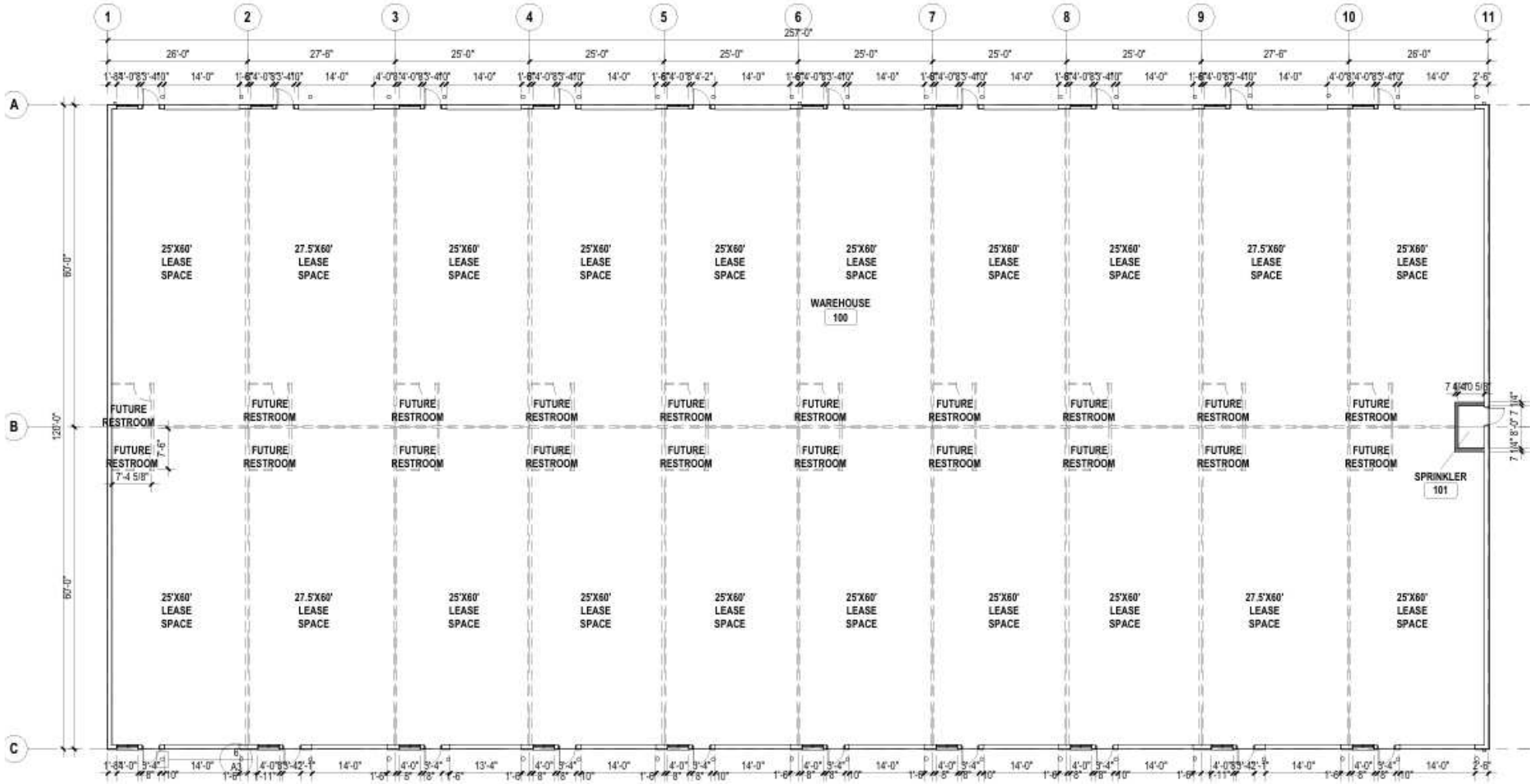
EXTERIOR RENDERING

JACK LUSTER
O: 618.292.1075
jack.luster@svn.com

HARRISON HAYNES
O: 563.451.5909
harrison.haynes@svn.com

NORA WALSH
O: 515.259.1041
nora.walsh@svn.com
IA #S66842000

BUILDING 1 SITE PLAN



BUILDING - 1

1 LEVEL - 1
1/16" = 1'-0"

JACK LUSTER
O: 618.292.1075
jack.luster@svn.com

HARRISON HAYNES
O: 563.451.5909
harrison.haynes@svn.com

NORA WALSH
O: 515.259.1041
nora.walsh@svn.com
IA #S66842000

SINGLE BAY RENDERING - 25′ X 60′ FEET

JACK LUSTER
O: 618.292.1075
jack.luster@svn.com

HARRISON HAYNES
O: 563.451.5909
harrison.haynes@svn.com

NORA WALSH
O: 515.259.1041
nora.walsh@svn.com
IA #S66842000

4 BAY RENDERING - 100′ X 60′ FEET

JACK LUSTER
O: 618.292.1075
jack.luster@svn.com

HARRISON HAYNES
O: 563.451.5909
harrison.haynes@svn.com

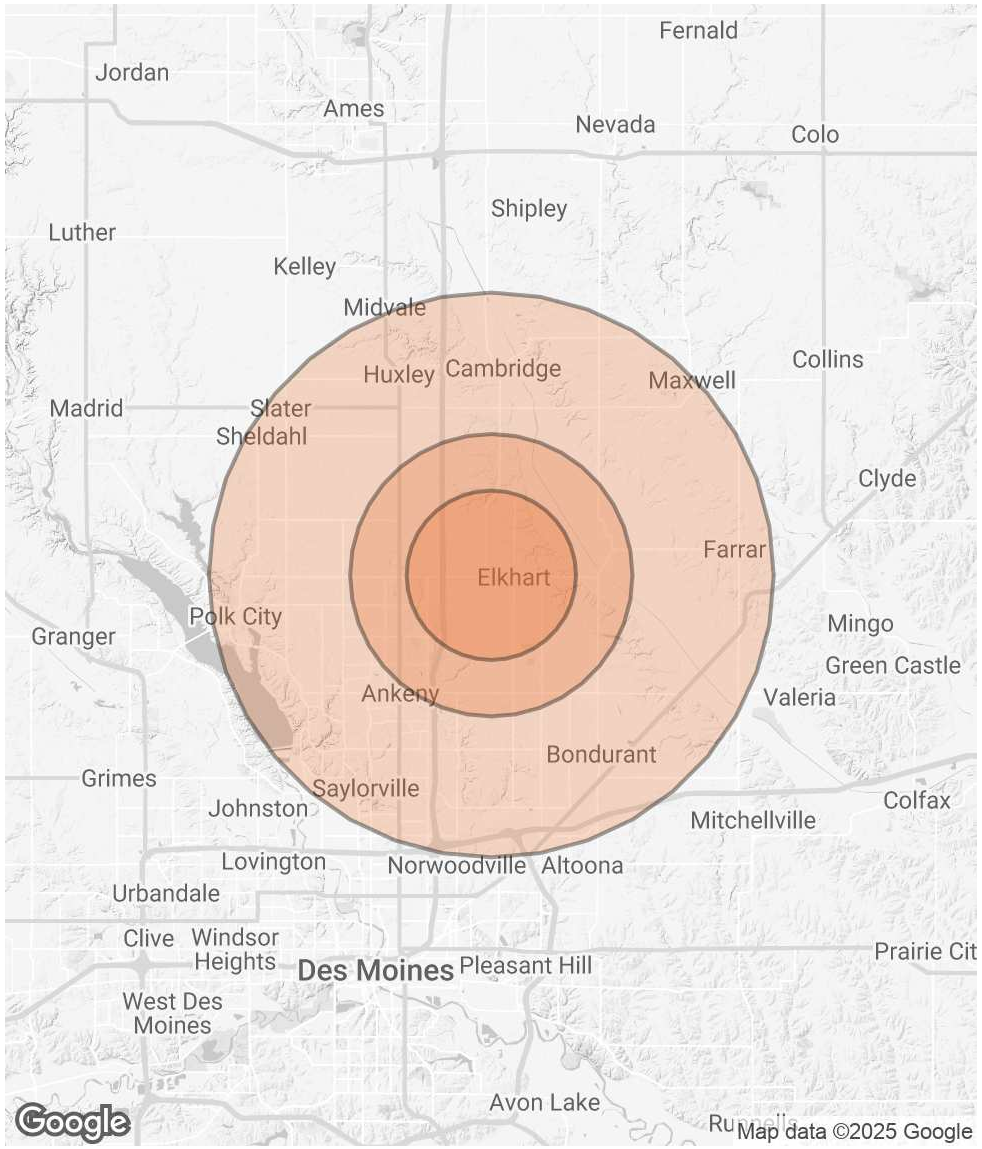
NORA WALSH
O: 515.259.1041
nora.walsh@svn.com
IA #S66842000

DEMOGRAPHICS MAP & REPORT

POPULATION	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
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

Demographics data derived from AlphaMap



JACK LUSTER
O: 618.292.1075
jack.luster@svn.com

HARRISON HAYNES
O: 563.451.5909
harrison.haynes@svn.com

NORA WALSH
O: 515.259.1041
nora.walsh@svn.com
IA #S66842000

MEET THE TEAM

JACK LUSTER

Advisor

Direct: 618.292.1075 **Cell:** 618.292.1075
jack.luster@svn.com

HARRISON HAYNES

Associate Advisor

Direct: 563.451.5909 **Cell:** 563.451.5909
harrison.haynes@svn.com

NORA WALSH

Advisor

Direct: 515.259.1041 **Cell:** 847.431.6672
nora.walsh@svn.com
IA #S66842000

JACK LUSTER
O: 618.292.1075
jack.luster@svn.com

HARRISON HAYNES
O: 563.451.5909
harrison.haynes@svn.com

NORA WALSH
O: 515.259.1041
nora.walsh@svn.com
IA #S66842000

Phone: 618.292.1075
Cell: 618.292.1075
jack.luster@svn.com
2700 Westown Parkway
Suite 200
West Des Moines, IA 50266

Jack Luster

Advisor
SVN | CREATE Commercial Real Estate Advisors

Raised in central Iowa, Jack quickly realized his passion for serving others. Raised as a Christian, passionate about being an athlete, Jack was mentored to help bring people together to reach a common goal. He pursued baseball at DMACC where he then went on to play at North Dakota State University in Fargo, North Dakota. This is where Jack realized his passion for Commercial Real Estate.

His main focus is with-in investment sales, with a specialty in Self-Storage, Jack is the only Commercial Real Estate Advisor, in the state of Iowa, that is a member of the Iowa Self-Storage Association where he is actively working on all self-storage properties across the state of Iowa and the Midwest. When Jack isn't in the office, he has his own baseball/softball private coaching business, which he does after work, and on the weekends to help kids accomplish their athletic goals.

Phone: 563.451.5909
Cell: 563.451.5909
harrison.haynes@svn.com
2700 Westown Parkway
Suite 200
West Des Moines, IA 50266

Harrison Haynes

Associate Advisor
SVN | CREATE Commercial Real Estate Advisors

Harrison is an Advisor for SVN | CREATE. Graduate from Wartburg College in Waverly, IA with a bachelor's degree in finance and economics and a 4-year member of the Knights Football team. Harrison specializes in Self Storage & Investment Sales. Investment Sales and Acquisitions are a big part of Harrison's everyday life as he finds enjoyment in building and creating wealth and opportunities for his clients.

Harrison appreciates the time and effort it takes to achieve his own goals and the goals of his clients. His love for the industry continues to grow with every new day tapping into different markets, speaking with clients on the phone or in person, and with the development of his client's independent wealth through investment properties.

Phone: 515.259.1041
Cell: 847.431.6672
nora.walsh@svn.com
2700 Westown Parkway
Suite 200
West Des Moines, IA 50266

Nora Walsh

Advisor
SVN | CREATE Commercial Real Estate Advisors

Nora is an advisor for the SVN I CREATE team, has been in the industry for seven years and a key producer for over five years, is one of the founding members of the local flagship, and aided in the growth of the team from two to ten. Nora continues to provide her clients with both extensive market knowledge and an understanding of the strategic and transactional methods in which to meet their objectives. Nora brings a history of managing the acquisition, disposition, and leasing for both local and national retailers including National Trench Safety, Blk & Bold Coffee & Teas, Sherwin-Williams, Reliant Fire Apparatus Inc. and more.

Nora grew up in Chicago and attended the business school at Drake University, graduating with an Integrated Marketing Communications and Direct & Interactive Marketing major and an Information Systems minor. Her family background in Commercial Real Estate in the Des Moines and Chicagoland areas at a young age has given her a strong real estate foundation and passion. After working actively for two years in residential property management, Nora fell in love with Iowa and decided to make the transition to become an active Iowa Realtor and joined ICREA, ICSC, IRA and CREW shortly thereafter. She joined the SVN | CREATE team in 2018 and brings a strategic, yet personable approach to the commercial buying, selling, and leasing process.

JACK LUSTER
O: 618.292.1075
jack.luster@svn.com

HARRISON HAYNES
O: 563.451.5909
harrison.haynes@svn.com

NORA WALSH
O: 515.259.1041
nora.walsh@svn.com
IA #S66842000