



FOR LEASE

Altoona, Iowa

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ALTUS
COMMERCE CENTER

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New High-Cube, Tax-Abated Industrial Space Available For 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 A available Q2 2022, Building C available Q4 2022
- Additional land available for build-to-suit

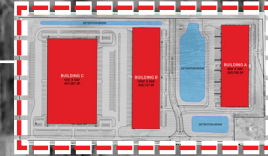
Buildings A & B





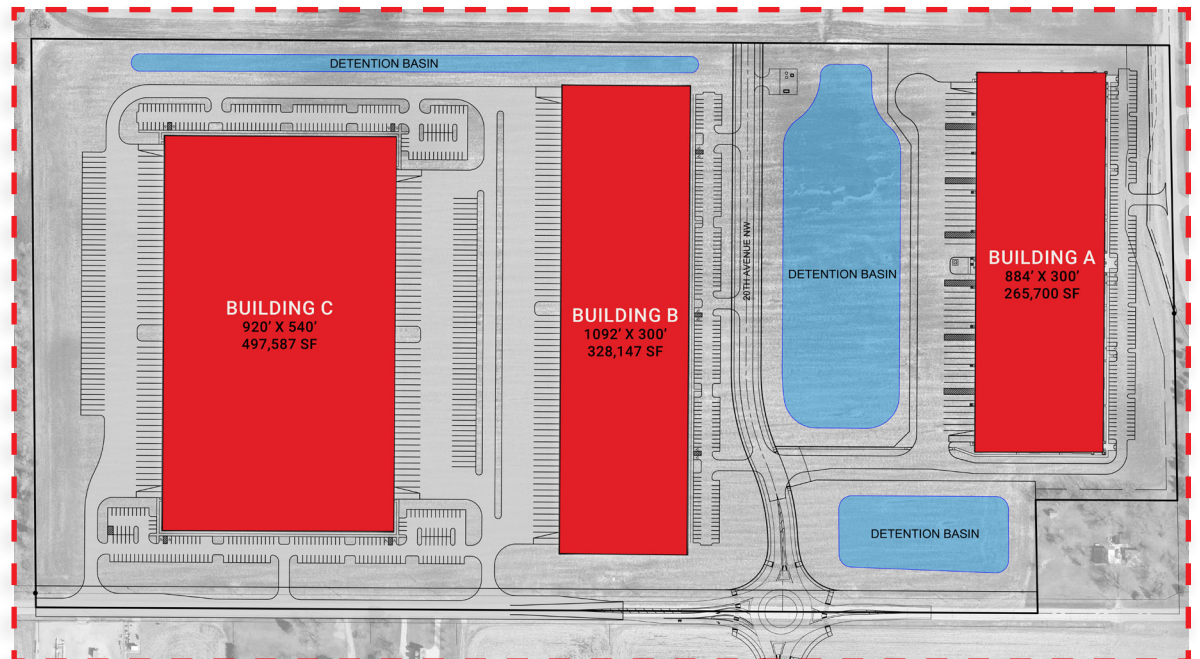
Building C





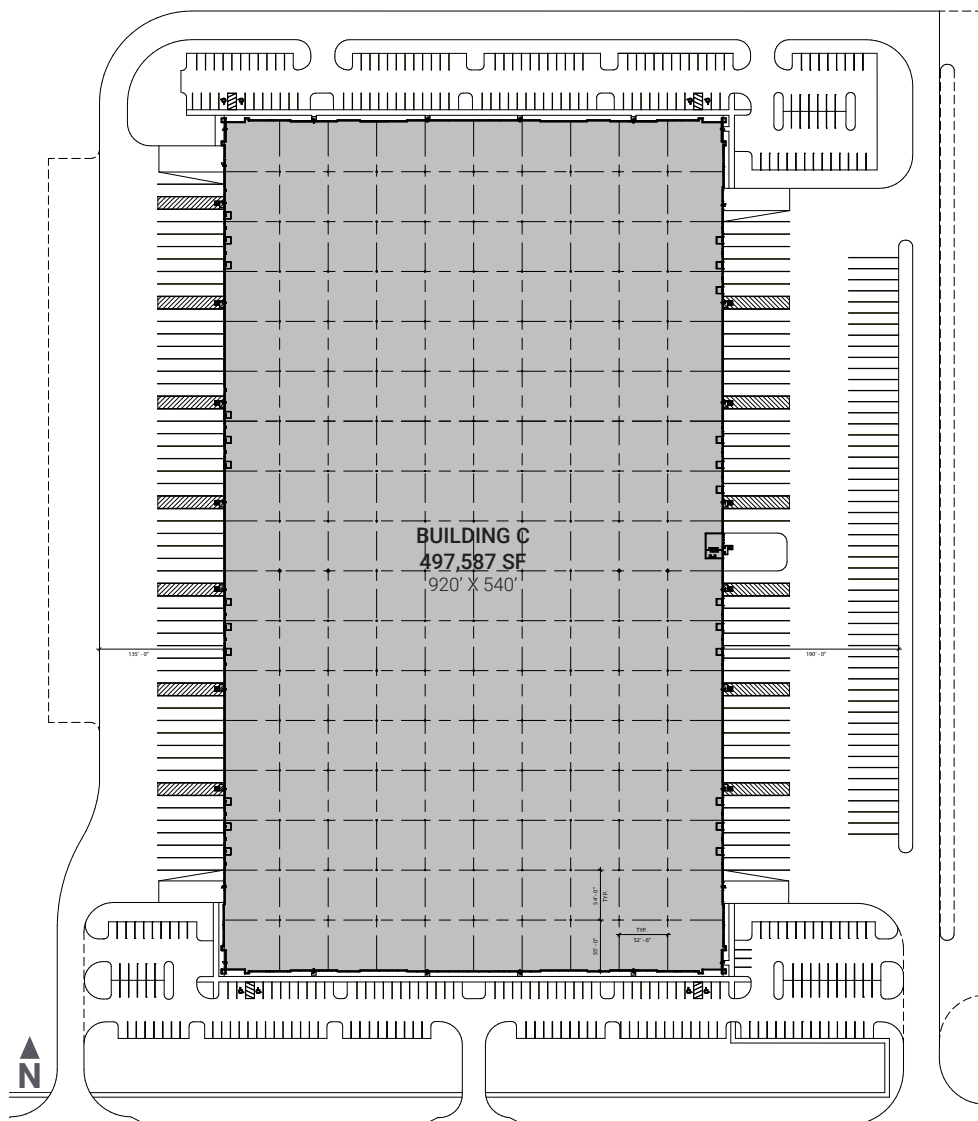
ALL UNDER CONSTRUCTION

MASTER SITE PLAN



FLOOR PLAN - BUILDING C

2301 25th Street NW | Altoona, Iowa



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BUILDING FEATURES

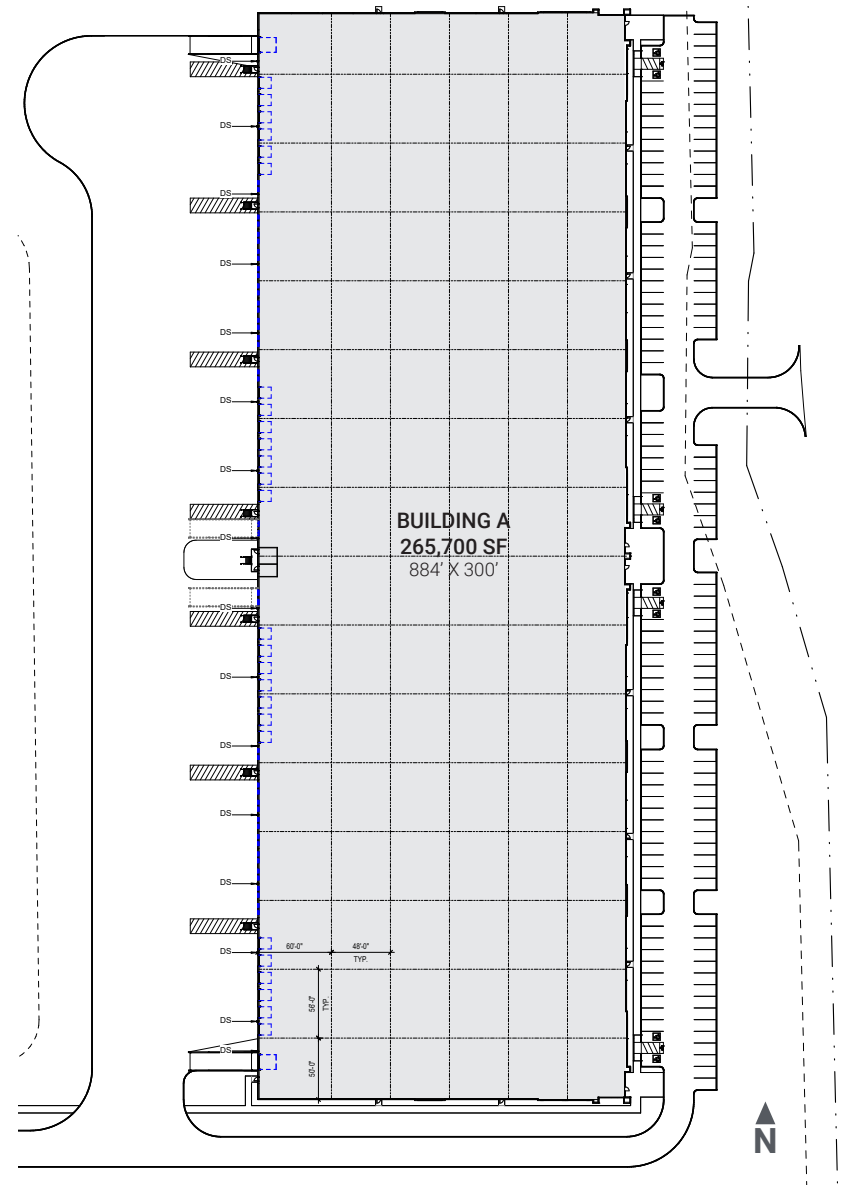
Total Size	497,587 SF
Building Acreage	±31 acres
Loading	50 - 40,000lb mechanical levelers, bumpers & seals
Typical Bay Size	29,160 SF
Car Parking	±330
Clear Height	36'
Dock Doors	50 (expandable)
Drive-in Doors	4
Interior Lighting	LED
Trailer Parking	52 (expandable)
Floor Slab	7" reinforced, vapor barrier 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	December 2022

BUILDING FEATURES

Total Size	265,700 SF
Building Acreage	±15 acres
Total Acreage	75.38 acre site
Typical Bay Size	16,800 SF
Car Parking	±148
Clear Height	32'
Dock Doors	26 (expandable)
Drive-in Doors	2 (expandable)
Interior Lighting	LED
Floor Slab	7" reinforced, vapor barrier throughout
Heating	Unit heaters
Roof	TPO
Bay Spacing	Endcap bays: 50' x 300' Interior bays: 56' x 300' Speed bay: 60'
Truck Court	135'
Fire Suppression	ESFR
Completion Date	August 2022

FLOOR PLAN - BUILDING A

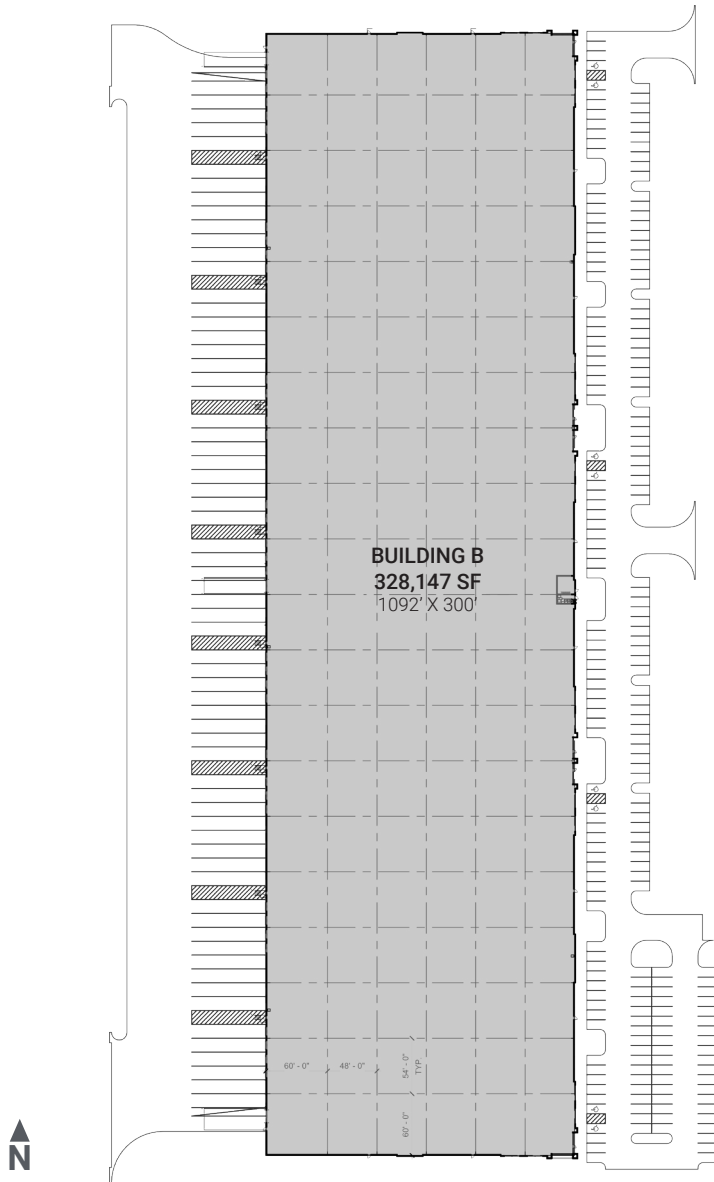
2600 20th Avenue SW | Altoona, Iowa



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FLOOR PLAN - BUILDING B

2075 25th Street NW | Altoona, Iowa



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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	Fall 2023

WHY DES MOINES

The Global Intersection of Business and Community

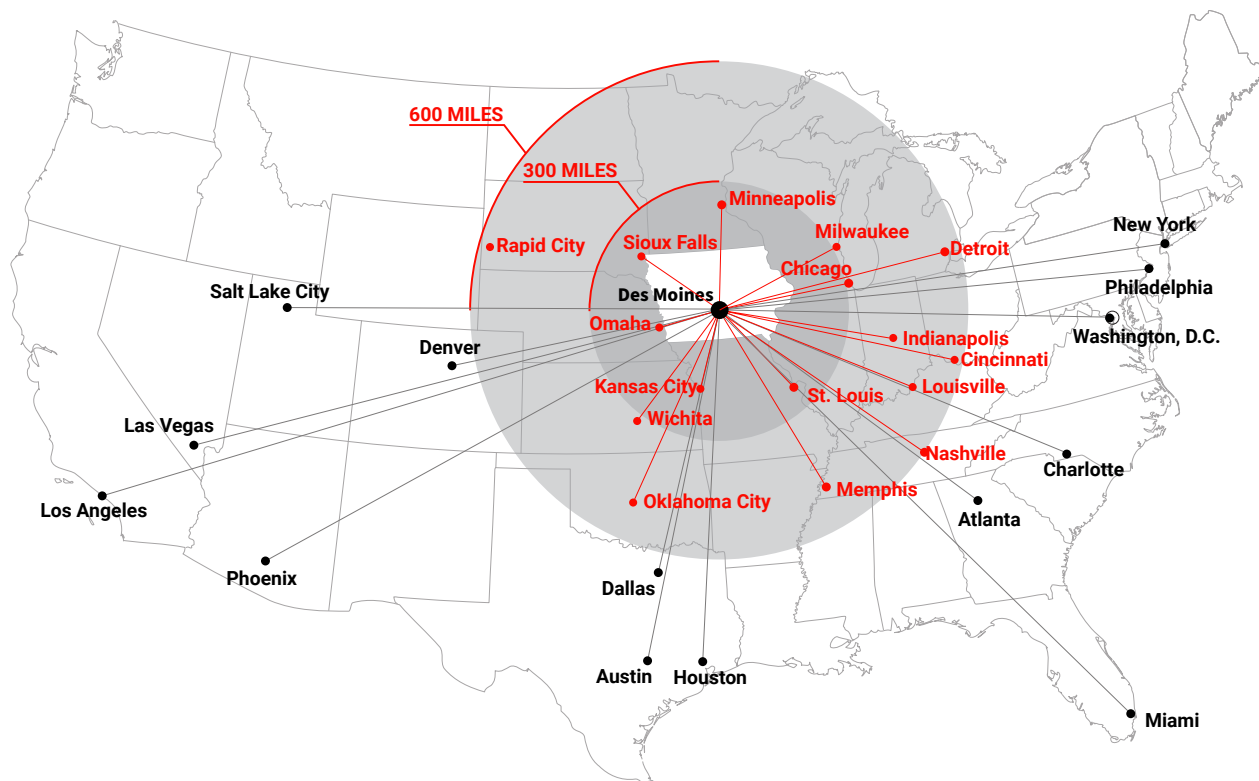
Des Moines has a strong history of public - private collaborations. The region is a globally connected community and one of the nation's hotspots for new businesses, startups and millennials. It has been ranked among the best places to live in the United States. [View all rankings here.](#)

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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