



RAIL SERVICE CONNECTING TO IOWA
INTERSTATE RAILROAD, NORFOLK
SOUTHERN, BNSF, AND UNION PACIFIC



DSM

INFILL INDUSTRIAL CENTER

357 SE 15TH ST. - DES MOINES, IA

100%
LEASED

118,080
SQUARE FEET

34' CLEAR
CLASS-A FACILITY

**SECURED
OUTDOOR STORAGE**
AND RAIL SERVED

STICKY TENANCY
WITH OPERATIONAL TIES

INTRODUCTION

THE OFFERING

Jones Lang LaSalle (“JLL”), as exclusive representative to seller, is pleased to present for sale the DSM Infill Industrial Center (the “Offering”, the “Facility” or the “Asset”), located in Des Moines, IA (just 2-miles east of downtown). This rail-served, distribution facility is 118,080-square-feet with 3-acres of outdoor storage and is 100% leased to two (2) tenants: Ziegler, Inc. and Des Moines Industrial (“DSMI”). Originally developed by DSMI, with a highly-regarded GC, this 2021 Class-A asset features modern specifications including a 34’ clear height, precast concrete construction, high-capacity concrete aprons, 12 fully-packaged docks with heavy-duty levelers and 11 grade-level doors (four of which are full drive-through bays), as well as 1,200 amp power, among others.

Connecting to four (4) major railroads: Iowa Interstate Railroad, Norfolk Southern, BNSF and Union Pacific, this transload facility was designed in conjunction with the city of Des Moines to become Des Moines’ primary transload facility. With 15,515 linear track feet, the facility is designed to support over 5,000 rail cars per year and is the ONLY transload terminal in the country with access to four railroads. Additionally, with 3-acres of secured outdoor storage, the Offering separates itself as one of the only industrial assets within Des Moines with designated outdoor storage. The DSM Infill Industrial Center presents industrial investors the opportunity to acquire 100% occupied, infill Class-A, rail-served industrial product with sticky tenancy tied to asset specifications and operations.

TRANSACTION SUMMARY

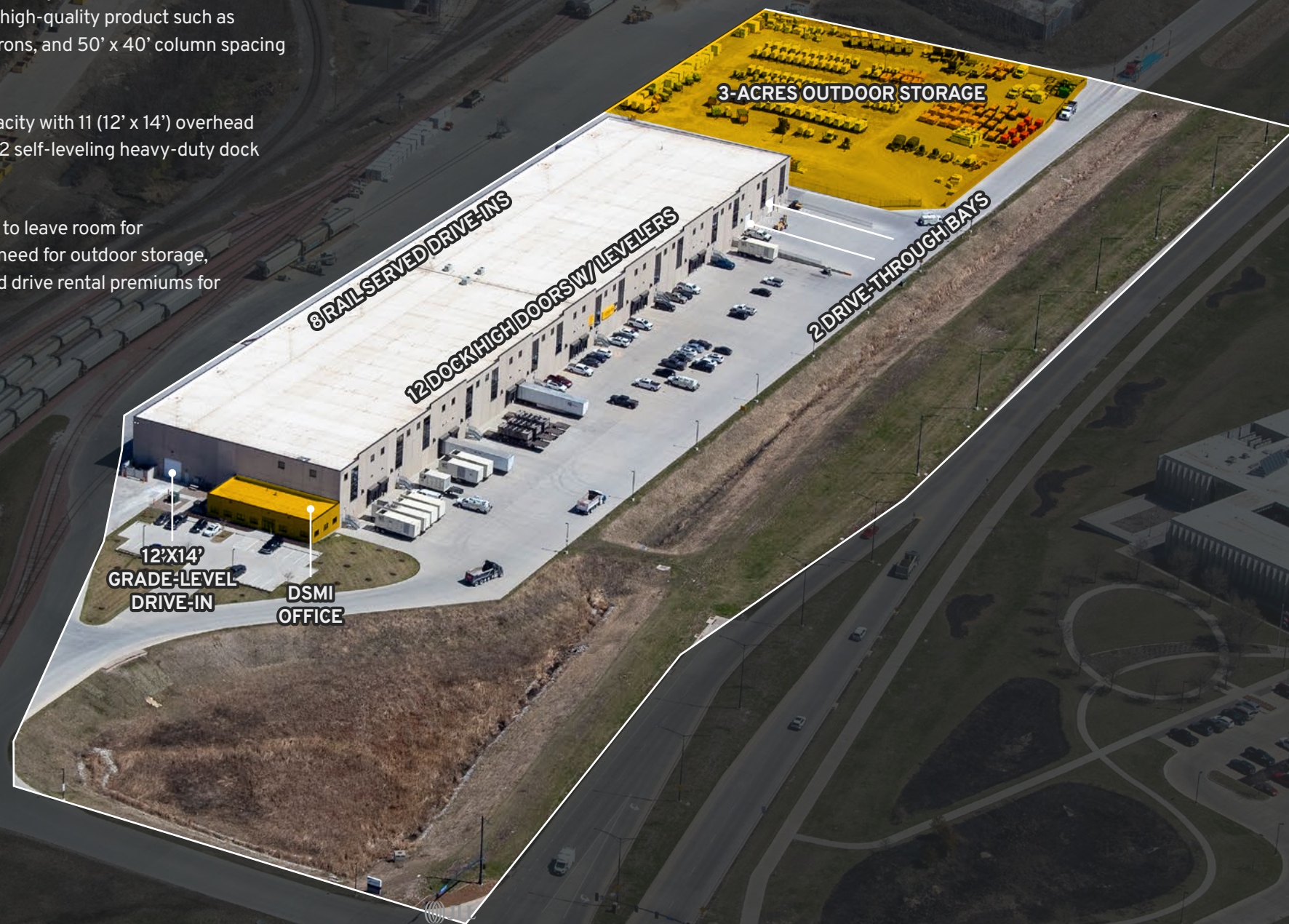
ADDRESS	357 SE STREET
CITY, STATE	DES MOINES, IA
SQUARE FEET	118,080 SF
YEAR BUILT	2021
SITE SIZE*	+/- 15-ACRES*
OUTDOOR STORAGE	3 ACRES
CLEAR HEIGHT	34’
OCCUPANCY	100%
TENANT(S)	ZIEGLER, INC. / DES MOINES INDUSTRIAL, LLC
CONTRACTUAL WALT ¹	3.0 YEARS
ASSUMED WALT ²	12.0 YEARS

¹ As of 8/1/2025.
² JLL has assumed both tenants exercise all renewal options due to their locational ties and stickiness.
* Estimate of land included as part of the Offering. Current ownership is finalizing re-plat of land they wish to retain.

MODERN, CLASS-A CONSTRUCTION

WITH OUTDOOR STORAGE

- Delivered in 2021, this Class-A industrial facility features modern logistics characteristics that attract high-quality users such as Ziegler CAT. This 34' clear facility was built by a best-in-class contractor using high-quality product such as precast concrete walls, jointless PRIMX concrete aprons, and 50' x 40' column spacing designed for efficient storage and distribution.
- Additionally, the facility features ample loading capacity with 11 (12' x 14') overhead doors, two of which are full drive through bays and 12 self-leveling heavy-duty dock doors (10' x 9").
- Built on over 40-acres of land, ownership's decision to leave room for building expansion attracted Ziegler CAT with their need for outdoor storage, an increasingly popular requirement that has helped drive rental premiums for like-kind assets.



STICKY IN-PLACE TENANTS

WITH OPERATIONAL TIES

While Ziegler CAT ultimately chose this asset due to its infill location with immediate highway accessibility and best-in-class logistics features, the company had a specific requirement for secured outdoor storage. This unique combination of modern logistics / distribution specs coupled with a 3-acre secured outdoor storage lot allows the company to store, assemble, and distribute Caterpillar (NYSE: CAT) power equipment within the facility using heavy-capacity cranes, a 34' clear height, and two (2) 12' x 14' drive-through bays + one (1) 12' x 16' grade-level door, allowing the tenant to move freely between their indoor and outdoor space.

Des Moines Industrial ("DSMI") currently occupies 2,880 SF of office space and 4,200 SF of warehouse space on the west side of the building. With direct rail access via five (5) grade-level roll-up doors, DSMI can effectively transport goods to and from rail cars for long-term contracts with local and regional commodity suppliers. The user stores aggregates at the far west end of their footprint which are distributed throughout the region to a variety of utility providers.

AGGREGATES STORAGE

COMPETITIVE TRANSLOAD ADVANTAGE

- Following years of planning with the City of Des Moines, Des Moines Industrial (“DSMI”) developed the DSM Infill Industrial Center to become the primary transload facility in central Iowa.
 - Prior to the completion of the facility, there was just one (1) third-party friendly transload facility within the metro, served by a single rail carrier.
- Today, the DSM Infill Industrial Center serves as the **ONLY** transload terminal in the country with access to four (4) railroads - Norfolk Southern, BNSF, Union Pacific and Iowa Interstate Railroad.

RAIL ACCESS AS A DEMAND DRIVER

With transportation/logistics costs making up 75% of total operating costs, companies have become increasingly focused on managing their supply chain network to protect bottom line revenue. As the cost of fuel continues to rise, companies will look to alternative methods to transport goods.

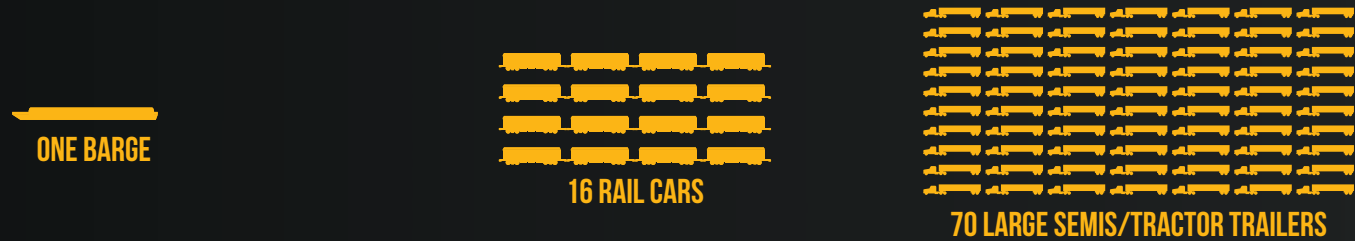


MULTIPLE RAIL LINE OPTIONALITY 

CARGO CAPACITY



EQUIVALENT UNITS



DIRECT GRADE-LEVEL RAIL ACCESS 

NATIONAL RAIL CONNECTIVITY

CLASS I & II RAIL SERVICES

CLASS I: Norfolk Southern (“NS”), Burlington Northern Santa Fe (“BNSF”), and Union Pacific (“UP”)

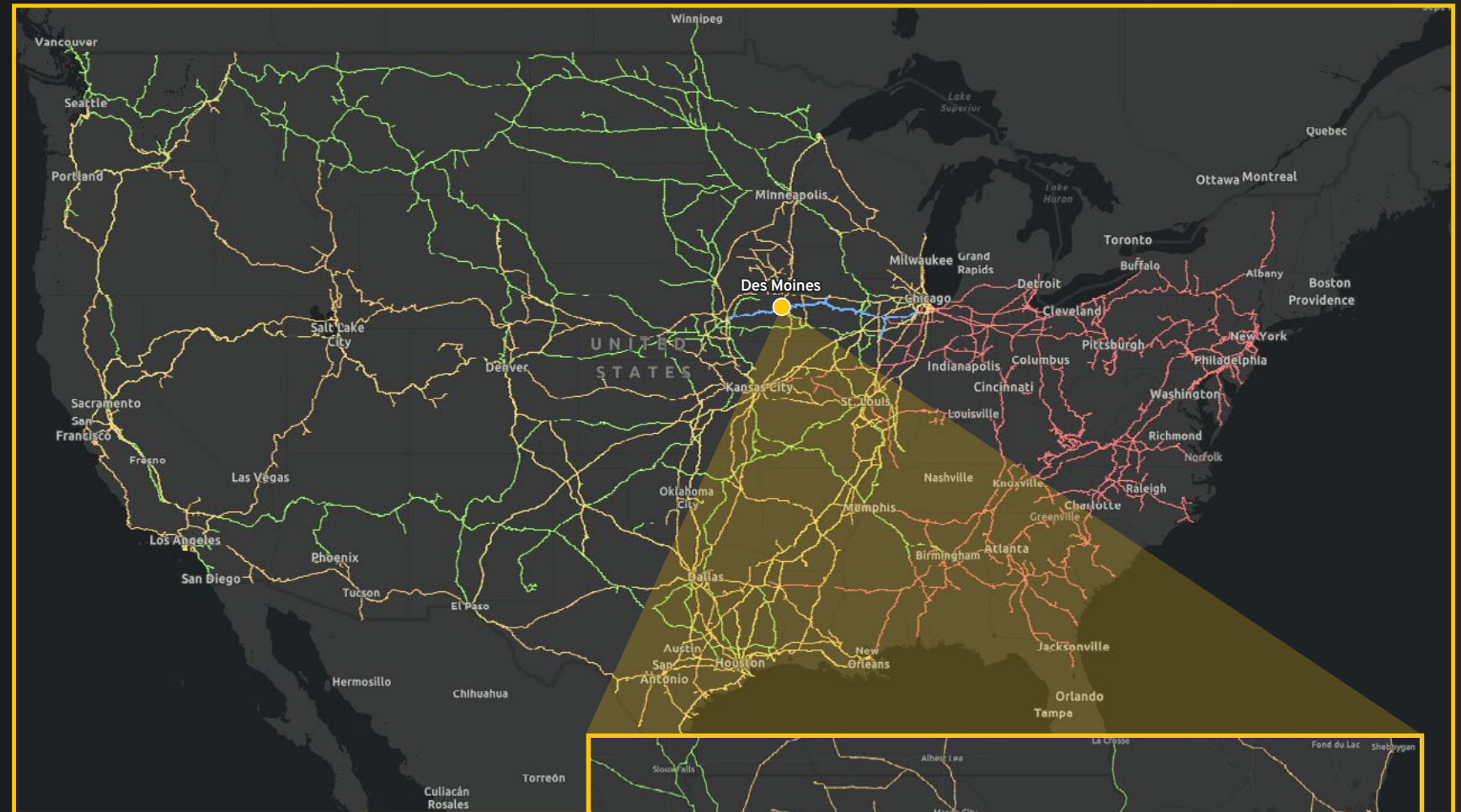
CLASS II: Iowa Interstate Railroad (provides access to UP Network)

TRACK FEATURES

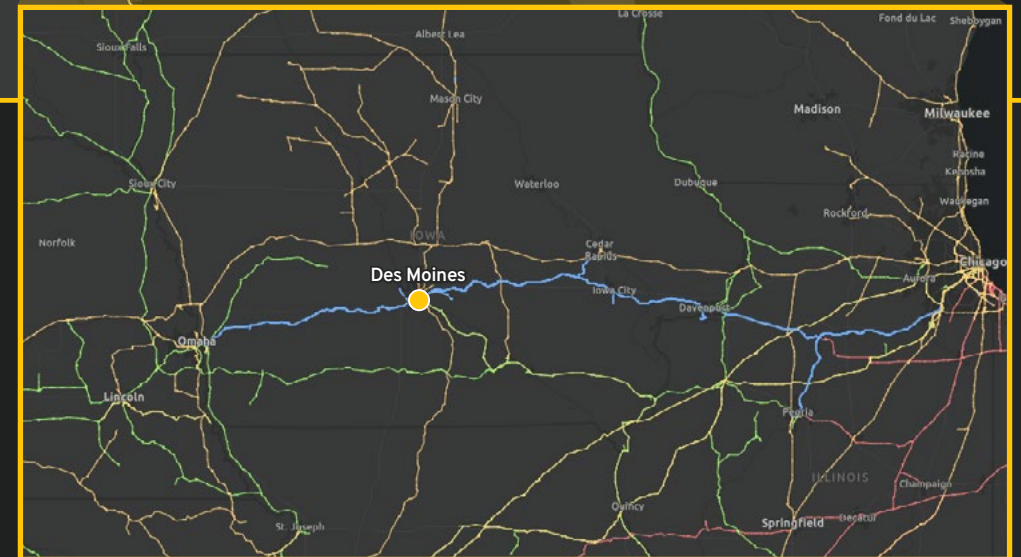
15,515
linear feet of track

12
intra-terminal switches

2,500’
maxium clear track



- IOWA INTERSTATE RAILROAD (“IAIS”)
- UNION PACIFIC (“UP”)
- BURLINGTON NORTHERN SANTA FE (“BNSF”)
- NORFOLK SOUTHERN (“NS”)



INFILL PRODUCT

WITH REGIONAL & NATIONAL CONNECTIVITY

Positioned just 4-minutes from downtown Des Moines, the DSM Transload Facility features last-mile proximity to a fast-growing Midwest MSA while allowing its users both regional and national connectivity through I-35 and I-80 via Des Moines’ primary beltway ~I-235, just 4-minutes from the facility.

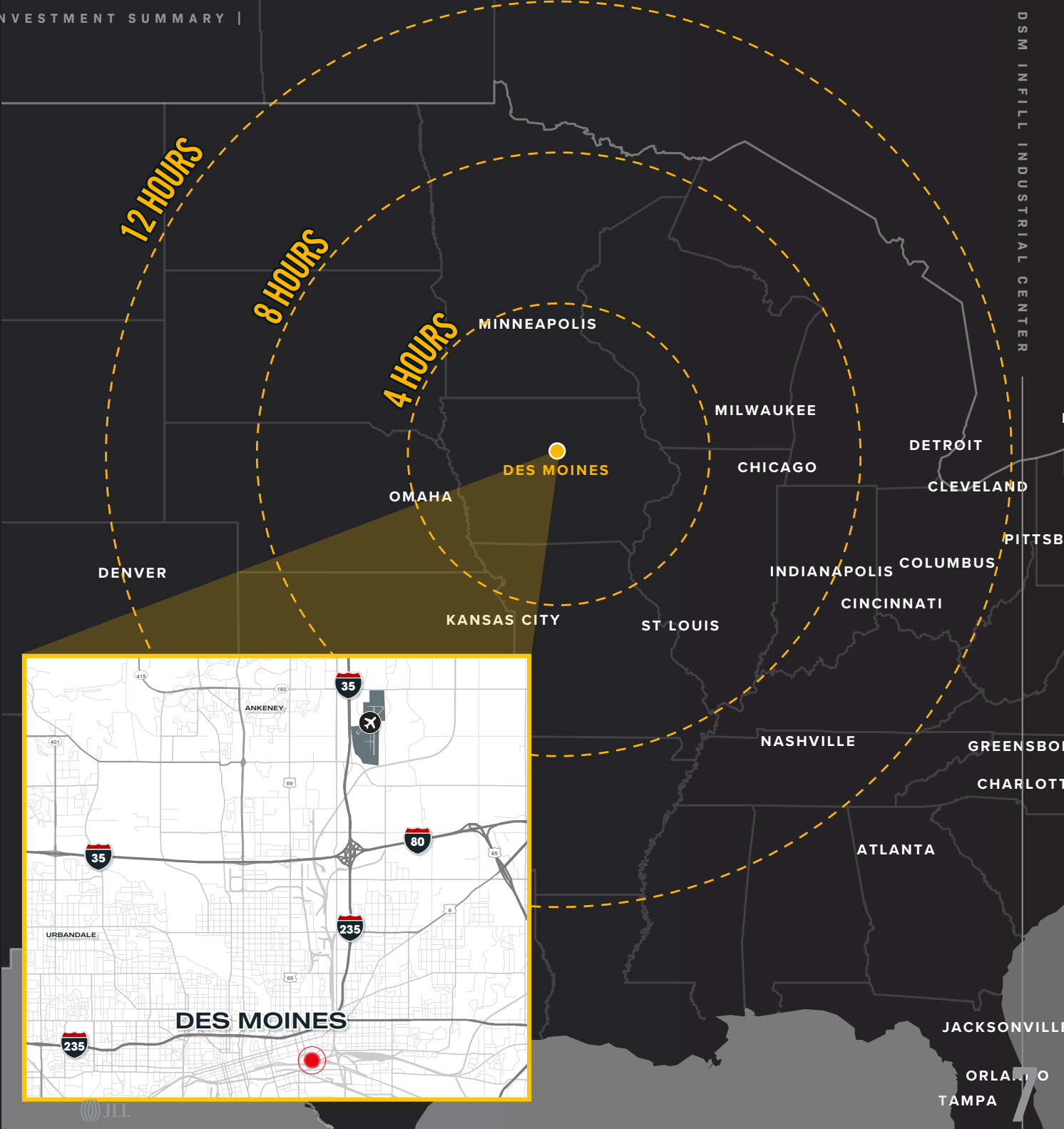
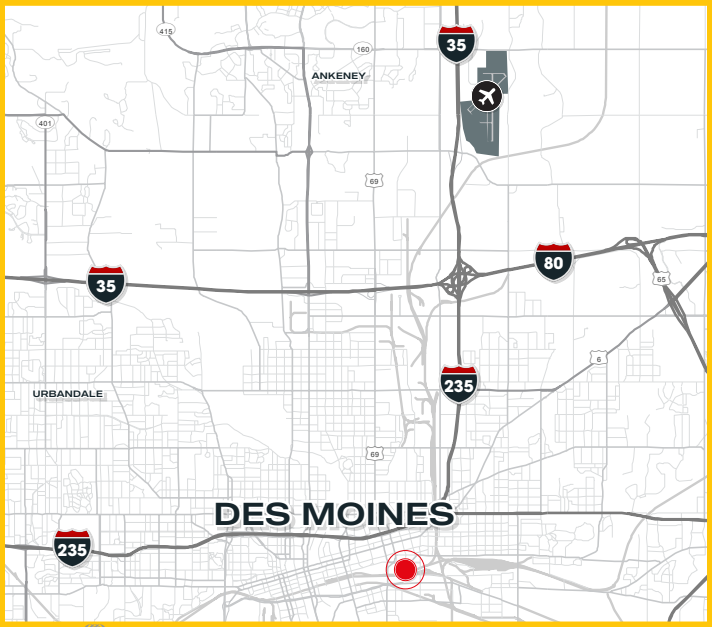
DRIVE TIME ANALYSIS

	DISTANCE	TIME
I-235	1.0 Mile	4 Minutes
DOWNTOWN DES MOINES	1.0 Mile	4 Minutes
I-80	6.0 Miles	9 Minutes
I-35 (VIA I-235 E)	6.0 Miles	9 Minutes
OMAHA, NE	137 Miles	2 Hour, 5 Minutes
KANSAS CITY, MO	196 Miles	2 Hour, 51 Minutes
MINNEAPOLIS, MN	244 Miles	3 Hour, 33 Minutes
CHICAGO, IL	333 Miles	4 Hour, 55 Minutes
ST. LOUIS, MO	348 Miles	5 Hours, 22 Minutes
MILWAUKEE, WI	365 Miles	5 Hour, 33 Minutes
INDIANAPOLIS, IN	472 Miles	6 Hour, 58 Minutes

DEMOGRAPHIC OVERVIEW

	10 MILES	25 MILES	50 MILES
POPULATION:	6,730	56,227	1,050,980
WORKFORCE:	2,475	22,110	549,636
BLUE COLLAR WORKFORCE (%)	30.8%	26.5%	20.9%

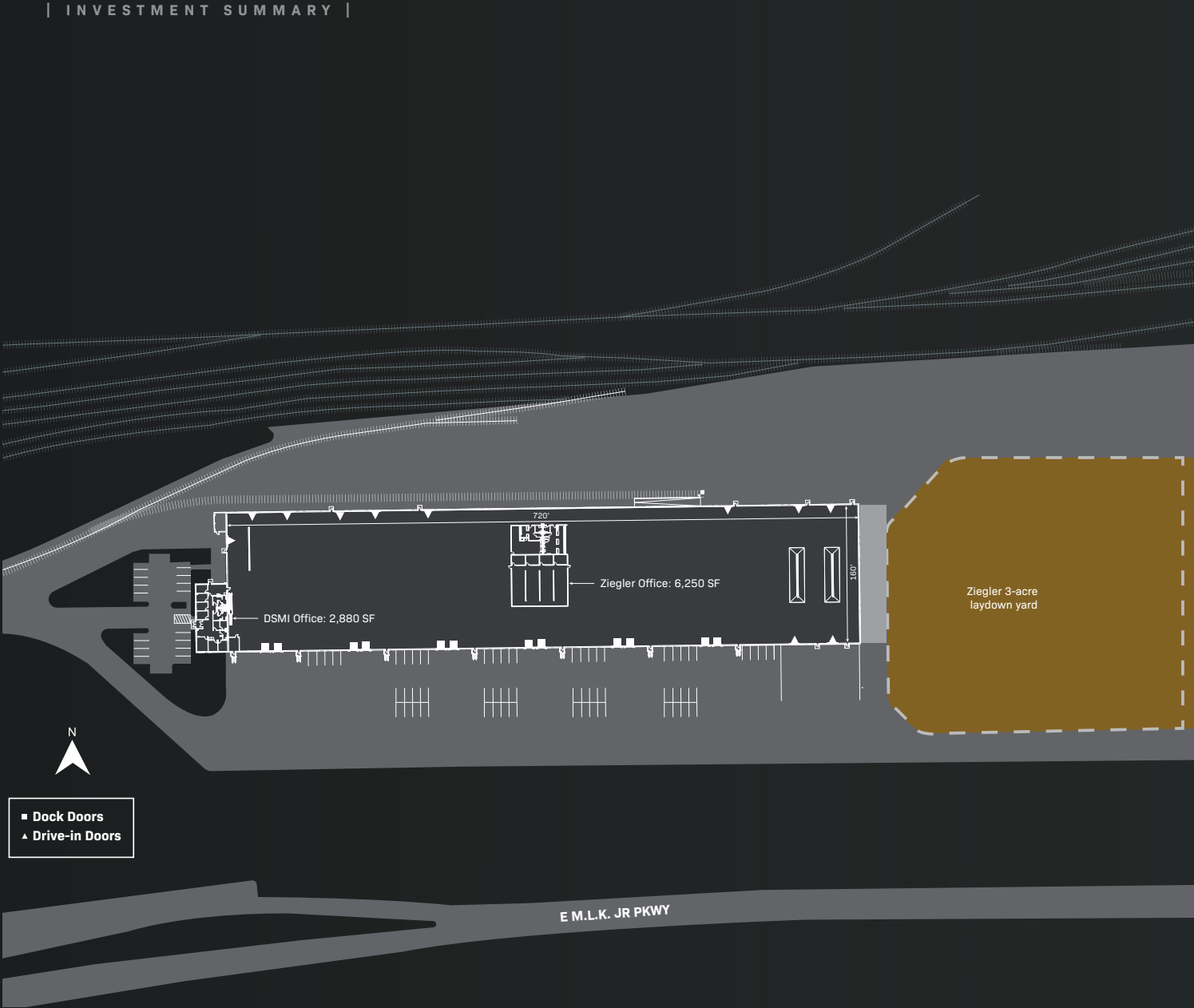
INVESTMENT SUMMARY



PROPERTY DESCRIPTION

ADDRESS	357 SE 15TH ST.
CITY, STATE	DES MOINES, IA
SITE SIZE*	+/- 15-ACRES*
LAYDOWN YARD (CRUSHCRETE)	3 ACRES
BUILDING AREA	118,080 SF
TOTAL OFFICE AREA SF (%)	9,130 SF (7.7%)
YEAR BUILT	2021
STRUCTURAL TYPE	PRECAST CONCRETE
CLEAR HEIGHT	34'
BUILDING DIMNSIONS	720' X 160'
DOCK DOORS	12 (10' X 9'), WITH HEAVY-DUTY LEVELERS
OVERHEAD DRIVE-IN DOORS	9 (12' X 14'), AUTOMATIC AND INSULATED; 4 OF WHICH ARE DRIVE-THROUGH BAYS (2 ON EACH SIDE AT EAST SIDE) 1 (12' X 16' ~ZIEGLER) / 1 (14' X 14' ~DSMI)
PARKING	78 AUTO STALLS / 4 TRAILER STALLS
TYPICAL BAY SIZE	50' X 50' / 50' X 40' LAST 120' EAST-WEST
CONCRETE FLOORS	PRIMX CONCRETE - HIGH-LOAD CAPACITY
ROOF TYPE	60-MIL, FULLY ADHERED WHITE EPDM MEMBRANE
ROOF AGE (WARRANTY)	2021 (20-YEAR WARRANTY)
SPRINKLER SYSTEM	ESFR
ELECTRIC SERVICE	1200 AMP, 480 VOLT, 3-PHASE
RAIL ACCESS	NORFOLK SOUTHERN, BNSF, UNION PACIFIC, & IOWA INTERSTATE RAILROAD ("IAIS")
RAIL LOADING RAMP	226' LINEAR FEET
CRANE(S) - TENANT OWNED	TWO (2) 15-TON PORTABLE CRANES

*Estimate of land included as part of the Offering. Current ownership is finalizing re-plat of land they wish to retain.



LOCAL TRANSPORTATION INFRASTRUCTURE

INVESTMENT SUMMARY

I-80/I-35 INTERCHANGE
(9-MIN NORTH VIA I-235 E)

Quick access (4-min) to I-235 presents users with an efficient beltway allowing interconnectivity between local highways and two of the nation's primary north-south and east-west corridors (I-35/I-80).

The DSM Infill Industrial Center features three (3) separate points of access, allowing its users efficient access to the city's network of highway infrastructure.

I-80/I-35 INTERCHANGE
(15-MIN VIA I-235 W)

DES MOINES

DES MOINES
INTERNATIONAL
AIRPORT



DSM INFILL INDUSTRIAL CENTER

JLL INDUSTRIAL CAPITAL MARKETS

TRANSACTION LEADS

Sean Devaney	David Berglund	Kurt Sarbaugh
Senior Managing Director	Senior Managing Director	Managing Director
JLL Chicago	JLL Minneapolis	JLL Chicago
630.430.8918	612.245.4211	773.972.3940
sean.devaney@jll.com	david.berglund@jll.com	kurt.sarbaugh@jll.com

MIDWEST INDUSTRIAL CAPITAL MARKETS

Ed Halaburt	Ross Bratcher	Colin Ryan
Managing Director	Senior Director	Senior Managing Director
JLL Chicago	JLL Chicago	JLL Minneapolis
708.691.1070	502.489.2274	612.217.6727
ed.halaburt@jll.com	ross.bratcher@jll.com	colin.ryan@jll.com

LOCAL MARKET EXPERTS

Marcus R. Pitts	Austin Hedstrom	Tanner Hedstrom
Senior Managing Director	Executive Vice President	Vice President
JLL Des Moines	JLL Des Moines	JLL Des Moines
515.556.4727	515.414.4727	515.414.1767
marcus.pitts@jll.com	austin.hedstrom@jll.com	tanner.hedstrom@jll.com

FINANCING

Brian Walsh	Lucas Borges
Senior Director	Senior Director
JLL Chicago	JLL Chicago
312.228.3999	312.300.7303
brian.walsh@jll.com	lucas.borges@jll.com

TRANSACTION SUPPORT

Tyler Reusch	Emma Berner
Analyst	Analyst
JLL Chicago	JLL Chicago
859.652.1099	425.765.6930
tyler.reusch@jll.com	emma.berner@jll.com

About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$23.4 billion and operations in over 80 countries around the world, our more than 112,000 employees bring the power of a global platform combined with local expertise. SEE A BRIGHTER WAYSM. For further information, visit [jll.com](https://www.jll.com).

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate (“JLL”) has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.