



DANFOSS

DISTRIBUTION CENTER

RECENTLY COMPLETED,
294,954 SF LOGISTICS FACILITY

BUILD-TO-SUIT FOR INVESTMENT-GRADE
TENANT WITH LOCATIONAL TIES

100% LEASED WITH 8.2 YEARS WALT

IMMEDIATE INTERSTATE ACCESS (I-35)



EXECUTIVE SUMMARY

4120 E 13TH ST - AMES, IA



PHOTO TAKEN SEPT-25. SHELL HAS BEEN DELIVERED (AS OF DEC-25)



THE OFFERING

TRANSACTION OVERVIEW

ADDRESS	4120 E 13th Street Ames, IA
MARKET	Des Moines
SQUARE FOOTAGE	294,954
TOTAL SITE SIZE	22-acres
OCCUPANCY	100%
DELIVERY DATE	Feb-2026
CLEAR HEIGHT	36'
TENANT(S)	Danfoss Power Solutions & JT Logistics Solutions
WALT ⁽¹⁾	8.2 Years
ANNUAL RENT ESCALATIONS (%)	2.50%

(1) As of 3/1/26 analysis start date

- » Brand-new, Class-A industrial facility, purpose-built with modern logistics features including 36’ clear height, 23 fully equipped dock-high doors, 150’ truck court depth and 94 total trailer stalls.
- » Investment-grade tenant with strong locational ties to nearby Danfoss North American headquarters less than a 5-min drive west.
- » Long-term, assured cash-flow with 8.2 years of WALT (weighted average lease-term), 2.50% annual rent growth, and a triple-net (NNN) recovery structure.
- » Positioned just off I-35, a major US north-south corridor, providing immediate regional and national distribution connectivity.



4120 E 13TH ST - AMES, IA

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Jones Lang LaSalle (“JLL”) has been exclusively retained to market for sale the fee-simple/leasehold interest in the Danfoss Distribution Center; a brand-new 294,954 SF, distribution facility, built-to-suit for Danfoss Power Solutions and JT Logistics at 4120 E 13th Street - Ames, IA, 30-minutes north of downtown Des Moines (the “Property” or the “Offering”). Following punch-list completion in February, this brand-new, Class-A industrial asset has been purpose-built and designed by both Danfoss and JTL to support their distribution needs across the Midwest region and North America at large.

Positioned directly off I-35, just 4-minutes east of Danfoss Power Solutions’ North American headquarters; this site marks the consolidation from (4) Danfoss distribution facilities throughout Minnesota and Iowa. With 36’ clear height, 150’ truck court depth, excess trailer parking stalls, and dedicated interior space breakouts; Danfoss Distribution Center features modern specifications that allow its users to effectively operate in conjunction with nearby facilities, supporting Danfoss’s strategic initiatives to grow revenue over \$20 Billion by 2030. Secured by a 7-year lease with Danfoss and 10-year term with JT Logistics, the Offering’s weighted-average lease-term at 8.2 years presents investors the opportunity to acquire long-term, stable cash-flow with accretive annual growth backed by reputable industrial users with strong financial performance.

CENTRAL LOCATION

WITH IMMEDIATE HIGHWAY ACCESS

- Danfoss Distribution Center is strategically located +/- 0.5 mile off I-35, roughly 30-minutes north of downtown Des Moines. This location directly off a primary north-south corridor attracts both regional and national uses with distribution networks throughout the Midwest and North America.
- The property's direct interstate access enables efficient goods distribution for industrial operations while offering employees convenient commuting routes to and from the facility.

DRIVE TIME ANALYSIS

	DISTANCE	TIME
I-35	0.6 Miles	1 Minute
I-80	27 Miles	25 Minutes
DOWNTOWN DES MOINES	34 Miles	30 Minutes
OMAHA, NE	167 Miles	2 Hour, 30 Minutes
MINNEAPOLIS, MN	212 Miles	3 Hour, 10 Minutes
KANSAS CITY, MO	226 Miles	3 Hour, 15 Minutes
CHICAGO, IL	345 Miles	5 Hour, 30 Minutes
ST. LOUIS, MO	380 Miles	5 Hours, 45 Minutes
MILWAUKEE, WI	350 Miles	5 Hour, 25 Minutes
INDIANAPOLIS, IN	484 Miles	7 Hour, 12 Minutes

DEMOGRAPHIC OVERVIEW

	10 MILES	25 MILES	50 MILES
POPULATION:	89,109	255,214	1,012,952
WORKFORCE:	52,072	111,613	539,263
BLUE COLLAR WORKFORCE (%)	13.9%	17.1%	20.7%



INVESTMENT HIGHLIGHTS

BRAND-NEW, CLASS-A FACILITY WITH MODERN LOGISTICS FEATURES

- » With punch-list completion scheduled for February, this rear-load industrial facility has been designed and built by JT Logistics and Danfoss Power Solutions as a build-to-suit for both user's logistic requirements.
- » Featuring a 36' clear height, 23 fully-equipped dock doors with 12 KOs, 2 drive-ins, 60' speed bays and 150' truck court depth, plus an excess trailer parking lot south of the building; this facility is well-positioned to support both regional and national distribution needs, allowing investors to attract a wide variety of tenants.

BTS CONSOLIDATION FOR INVESTMENT-GRADE TENANT WITH STRONG LOCATIONAL TIES

- » As part of Danfoss's efforts to grow revenue from \$10B to over \$20B by 2030, **the company strategically chose this site as a consolidated distribution solution to more effectively support their nearby Power Solutions HQs at 2800 E 13th St, just 4-minutes west on the other side of I-35.**
- » Since opening the Ames manufacturing plant in the 70's, this plant has become the global company's North American headquarters for the company's Power Solutions segment. As a leading provider in hydraulic and electronic solutions for farming and construction equipment, this site has become a critical operation for the company with its on-site Application Development Center (ADC) that allows engineers to work hand-in-hand with nearby clients such as John Deer.
- » With over \$11B in annual revenue in 2024, over \$1B in EBITDA and a net-debt to EBITDA ratio of 2.0x, Danfoss's strong financial performance, **heavily-weighted by the Power Solutions segment (43% of total revenue)**, presents investors investment-grade credit exposure with S&P Global rating the company BBB as of May 2025.

LONG-TERM, STAGGERED RENT ROLL WITH ACCRETIVE ANNUAL RENT INCREASES

- » Following building completion, both Danfoss and JT Logistics are set to occupy the facility for **8.2 years of weighted-average lease-term** with a 7-year commitment from Danfoss and 10-years with JT Logistics.
- » Additionally, **average contractual rent escalations at 2.5% per year present future owners a predictable cash-flow stream** with a staggered lease expiration schedule protecting investors from binary risk associated with single-tenant facilities.

PREMIER DISTRIBUTION LOCATION ADJACENT TO A MAJOR US CORRIDOR

- » The Property's strategic location directly off I-35 present its users immediate highway connectivity allowing logistics users to efficiently ship and receive goods regionally and nationally.
- » This logistical advantage has attracted notable manufacturing and logistics **neighbors including 3M, Barilla America, GXO, Hach Company, and Amcor Rigid Plastics.**

Property Description

4120 EAST 13TH STREET

CITY, STATE	Ames, Iowa
COUNTY	Story County
SITE SIZE	22 AC
BUILDING SIZE	294,954 SF
FAR (%)	15.7%
OFFICE (%)	4,513 SF (1.5%)
SHELL COMPLETION	Dec-25
CLEAR HEIGHT	36'
TRUCK COURT DEPTH	150'
DIMENSIONS	800' W x 421' D
COLUMN SPACING	50' x 50' w/ 60' Speed Bay
DOCK DOORS	23 Docks (12 KOs)
DRIVE-INS	2 Drive-Ins
CAR PARKING	60 Stalls
TRAILER PARKING	94 Stalls
ROOF TYPE / WARRANTY	60-Mil TPO / 20-Year Warranty
LIGHTING	LED High Bay w/ Motion Detection
POWER	1,200-Amp, 480/277, 3-Phase

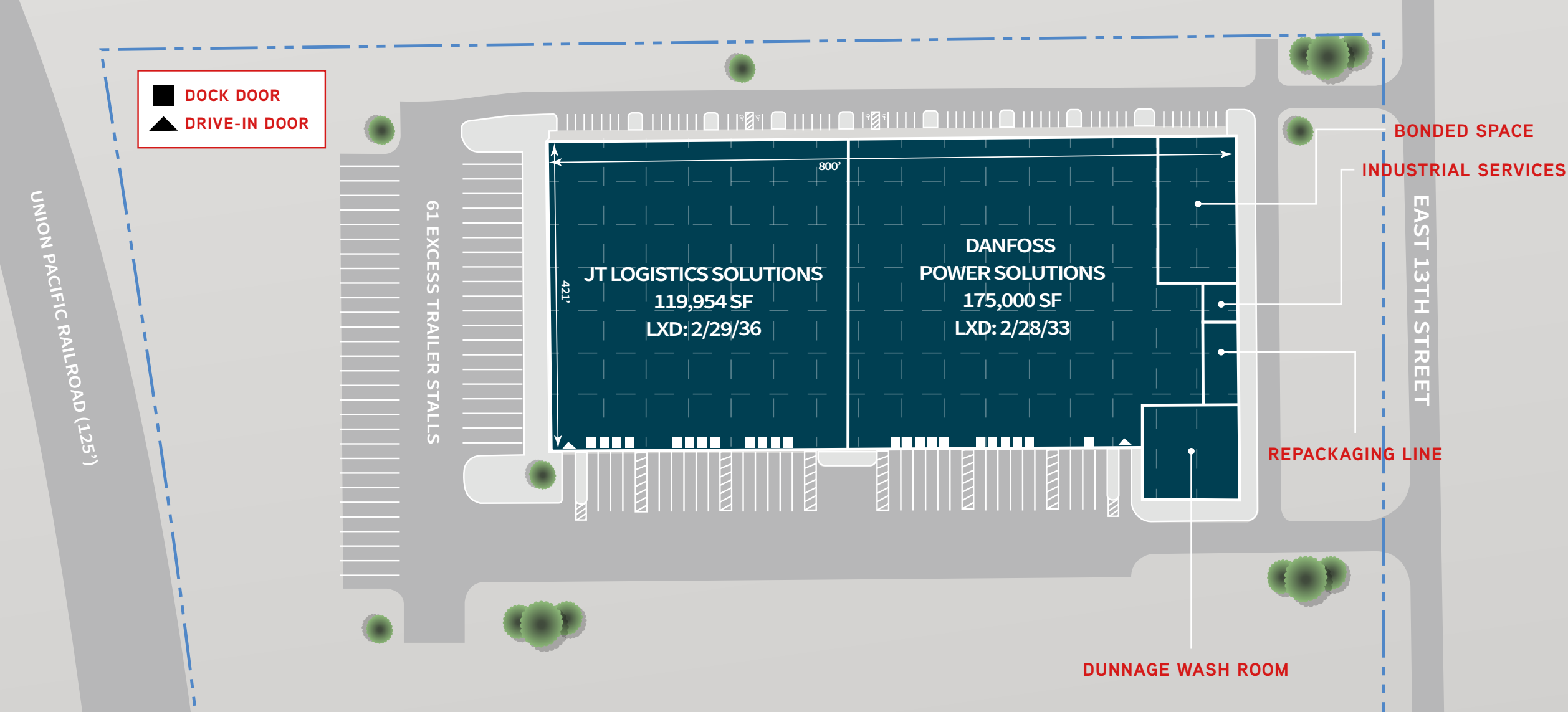


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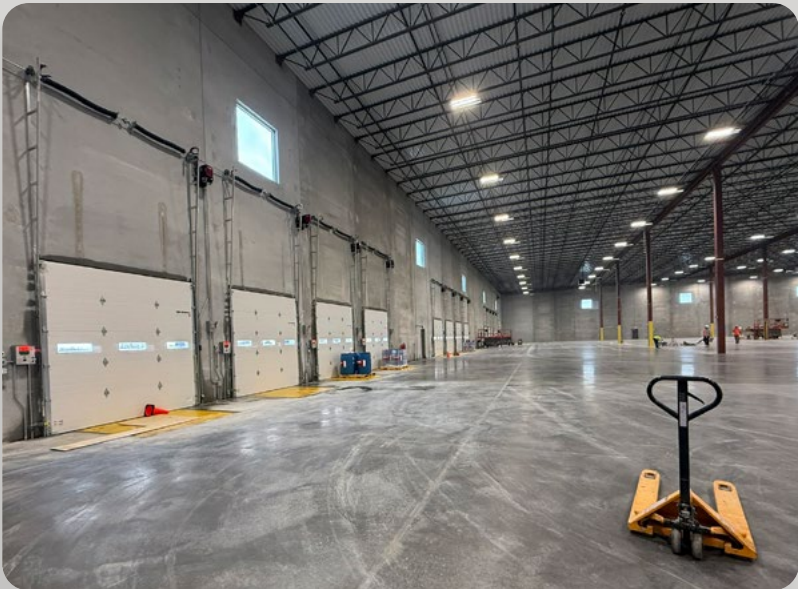
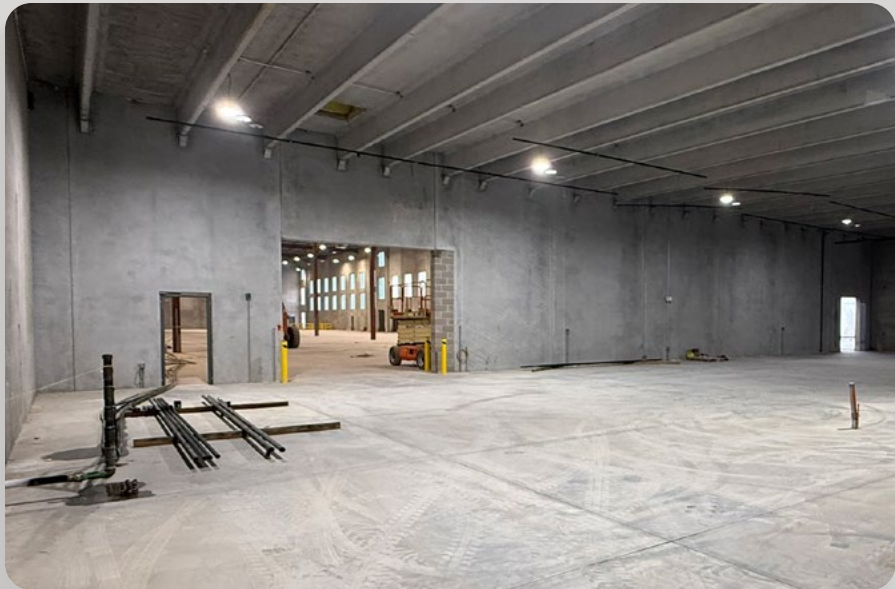


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Site Plan



Interior Photos (as of 12/30/25)





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TRANSACTION SUPPORT

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