



*\*Conceptual rendering, for marketing purposes only.*



**± 40,000-60,000 SF  
Industrial building available**

# For Lease / Build-to-Suit

**5701 Park Avenue | Des Moines, Iowa 50321**



## Available

40,000 - 60,000 SF with outdoor storage available

## Lease rate

Call broker for pricing

## Zoning

EX - EX Mixed Use

## Property information

- Optimal access onto Park Avenue
- Close-proximity to Interstate 235 and Des Moines Int'l Airport

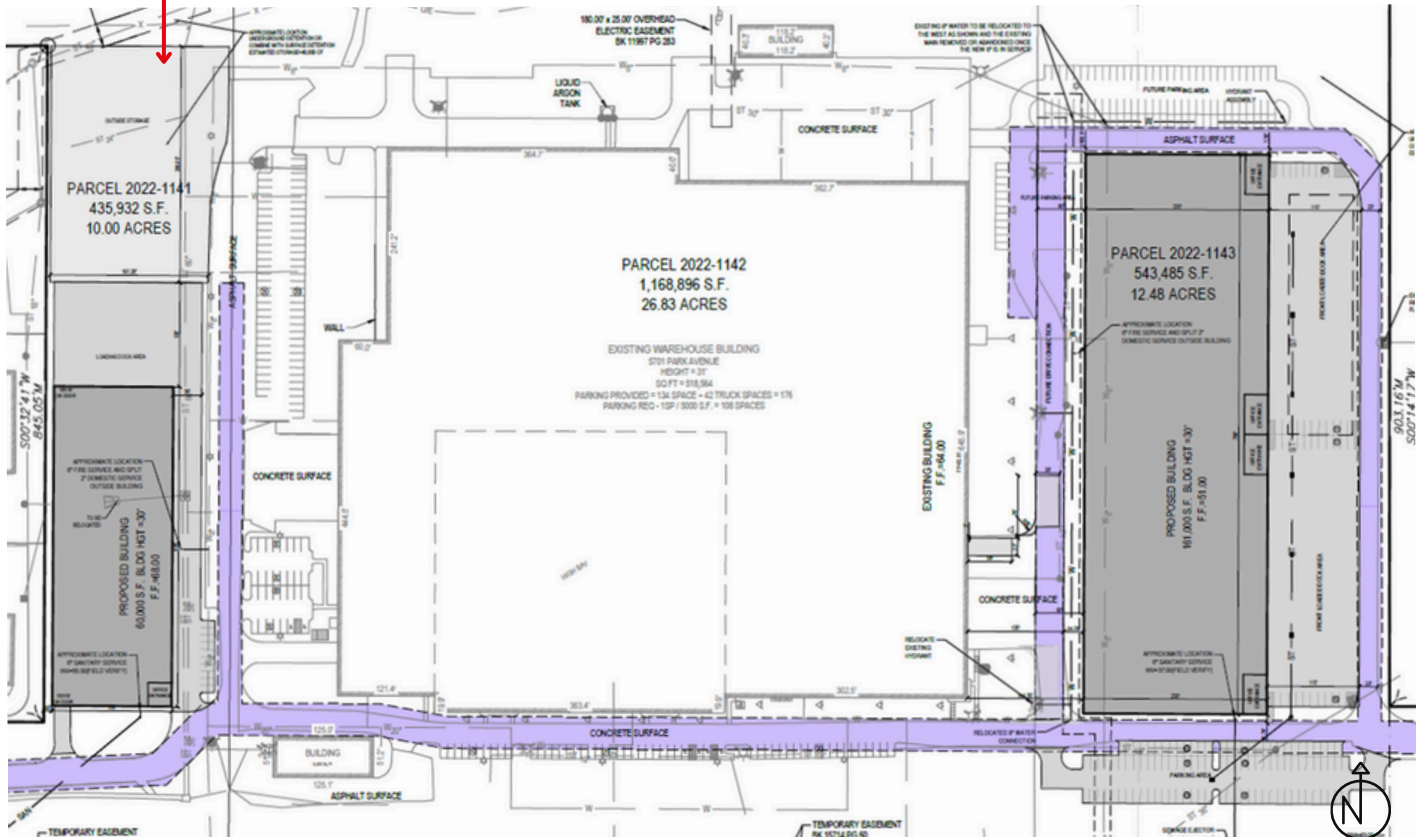
# Conceptual site plans



## Proposed industrial building for lease

40,000 - 60,000 SF with outdoor storage

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with outdoor storage



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## Why Des Moines?



### Premier Submarket

Situated near off Park Avenue and Highway 28, the Subject Property falls within the Des Moines industrial market.

Proximity to the regional interstate network and access to a highly qualified and sustainable employment watershed make Des Moines a desirable industrial market, attracting the region's most notable employers with the food, agriculture, advanced manufacturing, logistics and energy clusters.

### Des Moines MSA Rankings and Recognition

*"Greater Des Moines (DSM) is again the fastest-growing major Midwest metro in percentage of population grown, according to the 2020 estimates released by the U.S. Census Bureau."*

**- Greater Des Moines Partnership**



Top Ten Place for  
Business and Careers  
(2019)



#4 Fastest Growing  
City in the US  
(2019)



Small Business  
Community of the  
Year (2019)



Best Community  
To Live in (2020)



One of Three "Breakout  
Cities on the Forefront of  
America's Economic  
Recovery" (2021)



Top 10 City to Live  
in After the  
Pandemic (2021)

### U.S. News & World Report

#1 State (2021)

### U.S. News & World Report

#7 Best Place to Live in the Country - DSM  
Metro (2021)

### U.S. News & World Report

#2 Safest City in Iowa – DSM Metro (2021)

### The Ascent

#1 Best Place to Live in the Midwest for High  
Salaries and Low Cost of Living – DSM Metro  
(2021)

### SafeHome.org

#4 Safest City in Iowa – Urbandale (2021)

### Niche

#5 Best Suburb for Millennials in Iowa (2021)

### Money Magazine

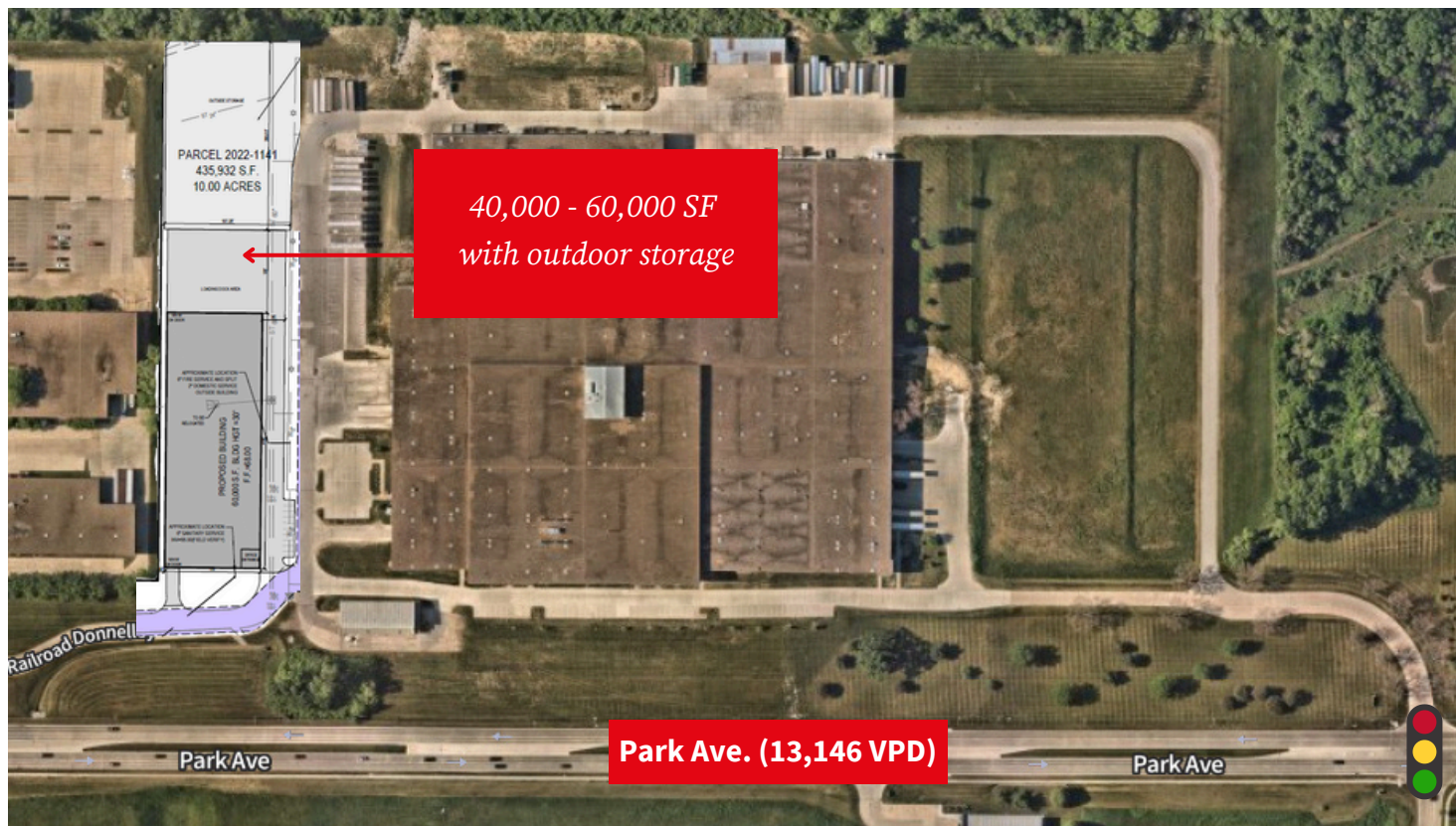
Top 50 Places to Live – Urbandale (2021)



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5701 Park Avenue | Des Moines, Iowa 50321



± 6.7 miles  
to I-35



± 11.5 miles  
to I-80



± 15 miles to  
FedEx freight facility



± 14.4 miles to  
UPS freight facility



± 15.8 miles to Ankeny  
Regional Airport



± 4.7 miles to Des  
Moines Int'l. Airport

## Contact

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