

Scotch Ridge Industrial Park

1100 Gateway Drive,
Carlisle IA 50047

BUILD-TO-SUIT INDUSTRIAL
WAREHOUSE OPPORTUNITY



McGOUGH

Visit [legal requirements page](#) for exact entity name and any other legal requirements for your state.



630,000 SQUARE
FEET AVAILABLE



ZONED AND
FULLY ENTITLED



ATTRACTIVE
TAX ABATEMENT
AVAILABLE FOR
QUALIFIED USERS



SOUTH DES MOINES
METRO AREA



EXCELLENT
ACCESS TO HWY
5 AND 65



CALL BROKER
FOR PRICING



[CLICK TO PROPERTY VIDEO](#)

THE SCOTCH RIDGE INDUSTRIAL PARK

A build-to-suit opportunity in Carlisle, IA, strategically located at the northeast corner of State Highway 5 and US Highway 65. Situated on a 41.32-acre parcel, the park boasts excellent accessibility to major highways and interstates. The location benefits from a robust labor force of 79,591 within a 15-minute radius, with a focus on transportation, warehouse, and manufacturing industries. Qualified users may be eligible for attractive tax abatements.

Scotch Ridge Industrial Park

SITE PLAN

Phase 1

+/- 330,000 SF

Phase 2

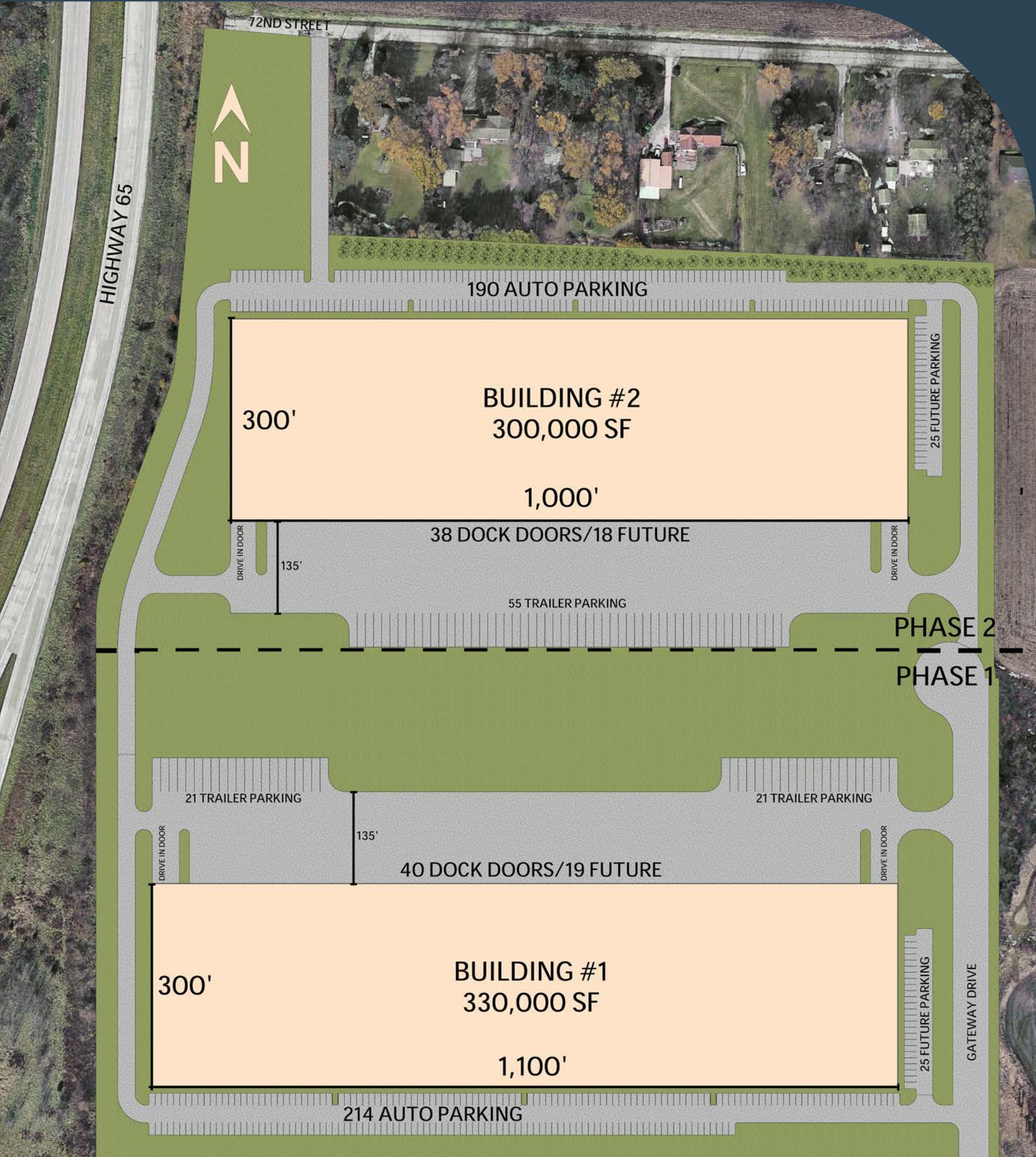
+/- 300,000 SF

Office SF

LEASE OR BUILD TO SUIT TO OWN OPPORTUNITIES

PHASE I SPECS

- BAY SIZE: 48’ X 50’, WITH A 60’ SPEED BAY
- CLEAR HEIGHT: 32’ CLEAR
- DOCK DOORS: FORTY (40) 8’ X 9’ DOCK DOORS WITH MECHANICAL DOCK LEVELERS (35,000 LBS.), BUMPERS AND SEALS (AT 15 DOCK POSITIONS) SEALS (AT 15 DOCK POSITIONS)
- DRIVE-IN-DOORS: TWO (2), 12’ X 14’ DOORS
- TRAILER PARKING: 42 SPACES PERMITTED
- AUTO PARKING: 214 SPACES (.65/1,000 SF) PLUS PROOF-OF-PARKING
- TRUCK COURT DEPTH: 135’ (185’ W/TRAILER PARKING) SPRINKLER SYSTEM: ESFR
- ELECTRICAL SERVICE: 480/277 VOLT, 3-PHASE, 3,000 AMPS
- LIGHTING: LED FIXTURES WITH MOTION SENSORS
- FLOOR SLAB: 6” REINFORCED, WITH 4,000 PSI CONCRETE STRENGTH





DES MOINES

PLEASANT HILL

DES MOINES
INTERNATIONAL
AIRPORT

Corporate
Neighbors

69

69

69

5

65-69

65

65

SE Army Post Rd.

CARLISLE

IOWA DOT
SMARTER | SIMPLER | CUSTOMER DRIVEN

General Mills

Maintenance Garage

GXO

MidAmerican ENERGY

PDM
10TH ANNIVERSARY
EST. 2012

Summerline FARMS

SCOTCH RIDGE INDUSTRIAL PARK

1100 GATEWAY DRIVE,
CARLISLE IA 50047

Parking Lot SPECIALTIES

Casey's

Peoples Bank

CARLISLE VETERINARY CLINIC

FAREWAY

SMOKEY ROW Coffee Co.
good coffee. good people.

SUBWAY

JOHNNY MIKE'S PIZZA
AND MORE



Scotch Ridge Industrial Park

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