



## SE DES MOINES INDUSTRIAL PARK



## LEASE, SALE OR BTS OPPORTUNITY

East Army Post & Highway 65







# DISCOVER SE DES MOINES INDUSTRIAL PARK



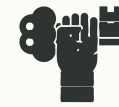
SE Des Moines Industrial Park presents a prime 296-acre site in a burgeoning Des Moines, Iowa submarket, ideal for industrial, manufacturing, and data center development. This property presents a solution for businesses seeking versatile, robust infrastructure in a rapidly developing area.



3600 - 4500  
E. Army Post Rd.,  
Des Moines IA



± 296.08  
Acres



Flexible  
ownership  
options



Customizable  
building sizes and  
site layouts



Ample outdoor  
storage



Iowa Certified  
Site status



All utilities in  
close proximity



345 + 161 kV line  
adjacent to site



Sanitary, water, and  
gas infrastructure  
adjacent to site



Highway 65 and  
Interstate 80 access  
(Highway 65 in process of  
rededication to I-435)



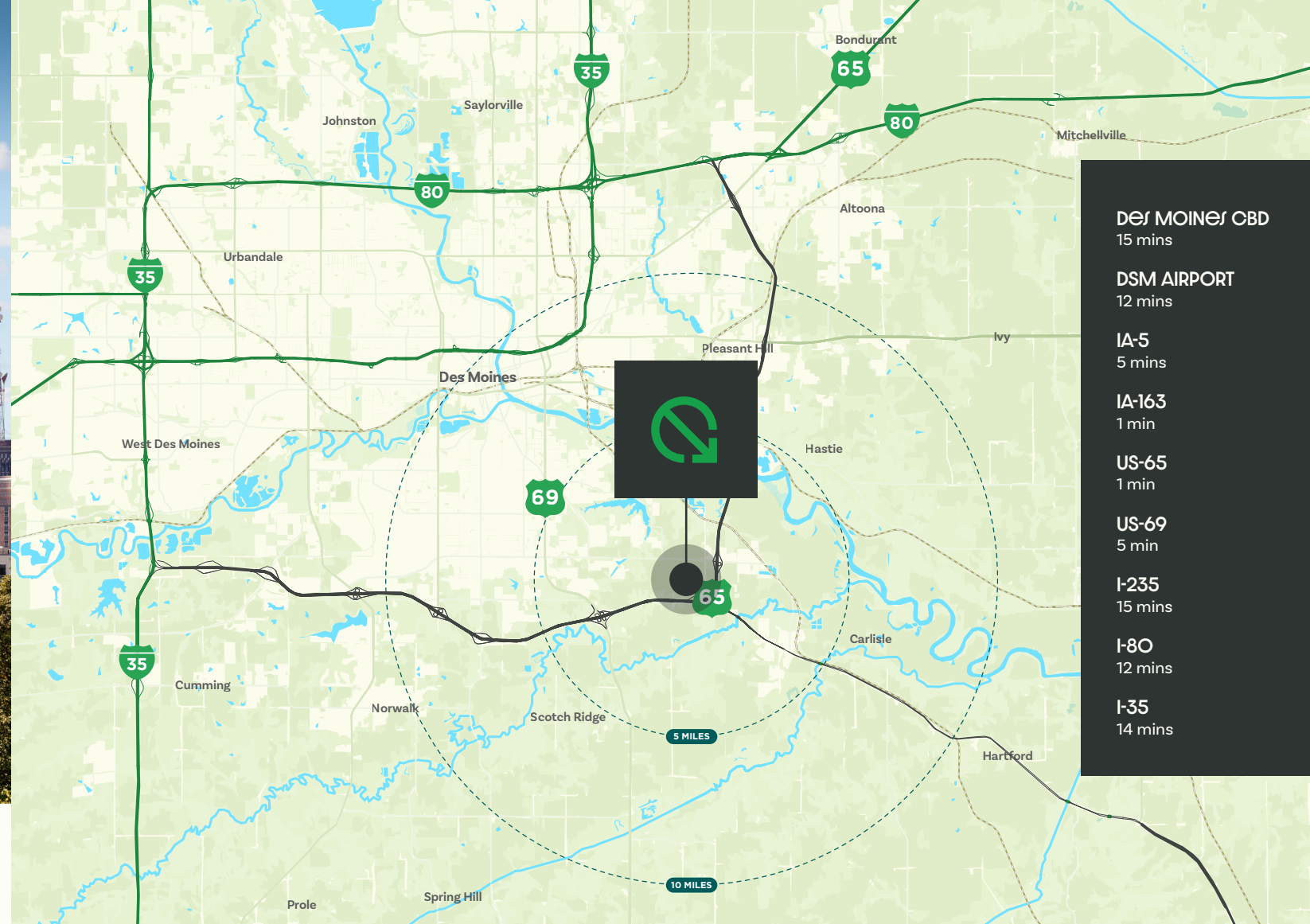


## UNPARALLELED MANUFACTURING FLEXIBILITY

SE Des Moines Industrial Park offers exceptional flexibility for manufacturing operations. Companies can customize their facilities to exact specifications, with adaptable building sizes and layouts that cater to diverse production needs. The property's versatile landscape accommodates a wide range of manufacturing setups, from high-tech assembly lines to specialized production plants. This adaptability allows manufacturers to create optimized environments that align perfectly with their unique processes, machinery requirements, and future expansion plans. Whether a business needs high ceilings for tall equipment, reinforced floors for heavy machinery, or specific configurations for lean manufacturing principles, the park's flexible site design ensures that each facility can be tailored to maximize production.







## STRATEGIC LOCATION

Strategically positioned adjacent to Interstate 65 (in process of redesignation to I-435) and in close proximity to Interstates 80 and 35, SE Des Moines Industrial Park is situated within the Southeast submarket of the Des Moines' industrial sector. This area encompasses approximately 14+ million square feet of industrial space and is an emerging hub for industrial development.

The strategic location, offering seamless access to the regional transportation network and a robust, skilled labor pool, has solidified its status as one of the most coveted industrial zones.



This prime location has attracted a roster of prominent employers, including industry leaders such as Meta, Zeigler CAT, as well as major attractions like the Outlets of Des Moines and Prairie Meadows Casino, further underscoring the submarket's economic vitality and growth potential.

## DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES	HOUSEHOLD & INCOME	3 MILES	5 MILES	10 MILES
Total population	18,166	71,820	284,380	Total households	6,598	27,408	115,207
Median age	35.8	36.7	37.1	# of persons per households	2.7	2.5	2.4
Projected Population Rate (2024-2029)	0.6%	0.7%	0.9%	Average household income	\$91,012	\$79,551	\$81,922





## SE DES MOINES INDUSTRIAL PARK



**RYAN**

Ryan Companies offers a comprehensive suite of solutions for industrial, manufacturing, and data center projects. As a national commercial real estate leader, Ryan provides development, planning, design, and construction services as well as capital appropriation and incentives assessments. Ryan brings focused expertise and hands-on industry knowledge in complex industrial facilities. In addition to material handling system design integration expertise, their experience with tight regulatory environments, compliance standards like Good Manufacturing Process (GMP), and technology advancements make Ryan a trusted partner and expert advisor. Ryan offers financing options, development services, and build-to-suit solutions, making them a one-stop shop for industrial real estate needs.

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