

±265,700 SF

FOR LEASE

CLASS A INDUSTRIAL/DISTRIBUTION BUILDING

2600 20th Ave NW
Altoona, Iowa, 50009



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STRATEGICALLY POSITIONED

Altoona's location at the intersection of Interstate 35 and Interstate 80 provides immediate access to four major metropolitan markets within 300 miles. Tenants benefit from same-day delivery capabilities to Des Moines, Cedar Rapids, and Davenport, while reaching Chicago, Kansas City, Minneapolis, and Omaha markets overnight. This connectivity translates directly into reduced transportation costs and expanded market reach.



7" reinforced floor slab



Located less than a mile from large e-commerce fulfillment center



Proximity to Des Moines International Airport for air cargo, and access to major rail lines for bulk commodity shipping



LED interior lighting



Convenient access to I-80, I-35, and Highway 65, providing connectivity to regional and national markets

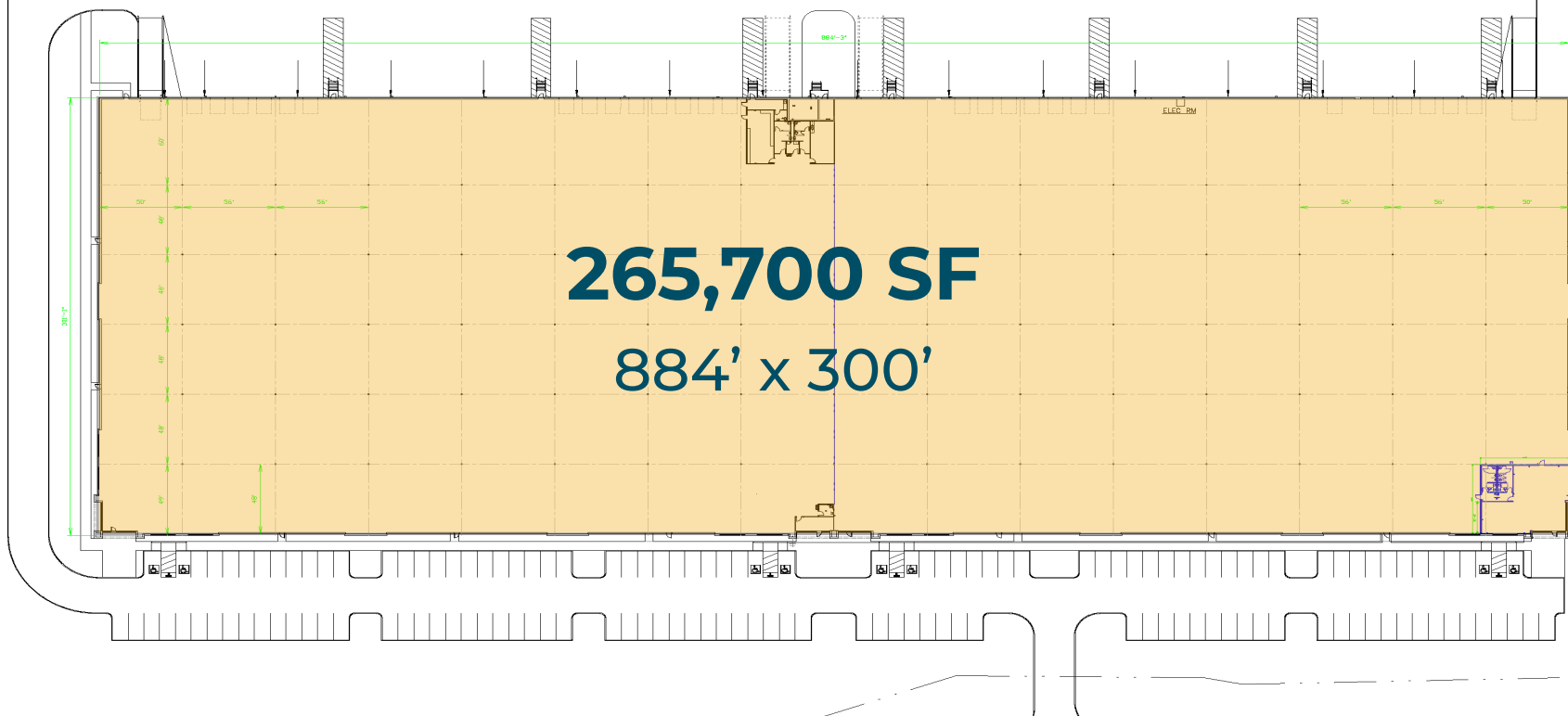


Local amenities to attract and retain workforce



BUILDING FEATURES

- ◇ Existing driver lounge, restrooms, and offices
- ◇ Additional spec office to be completed in Q4 2026



265,700 SF
884' x 300'

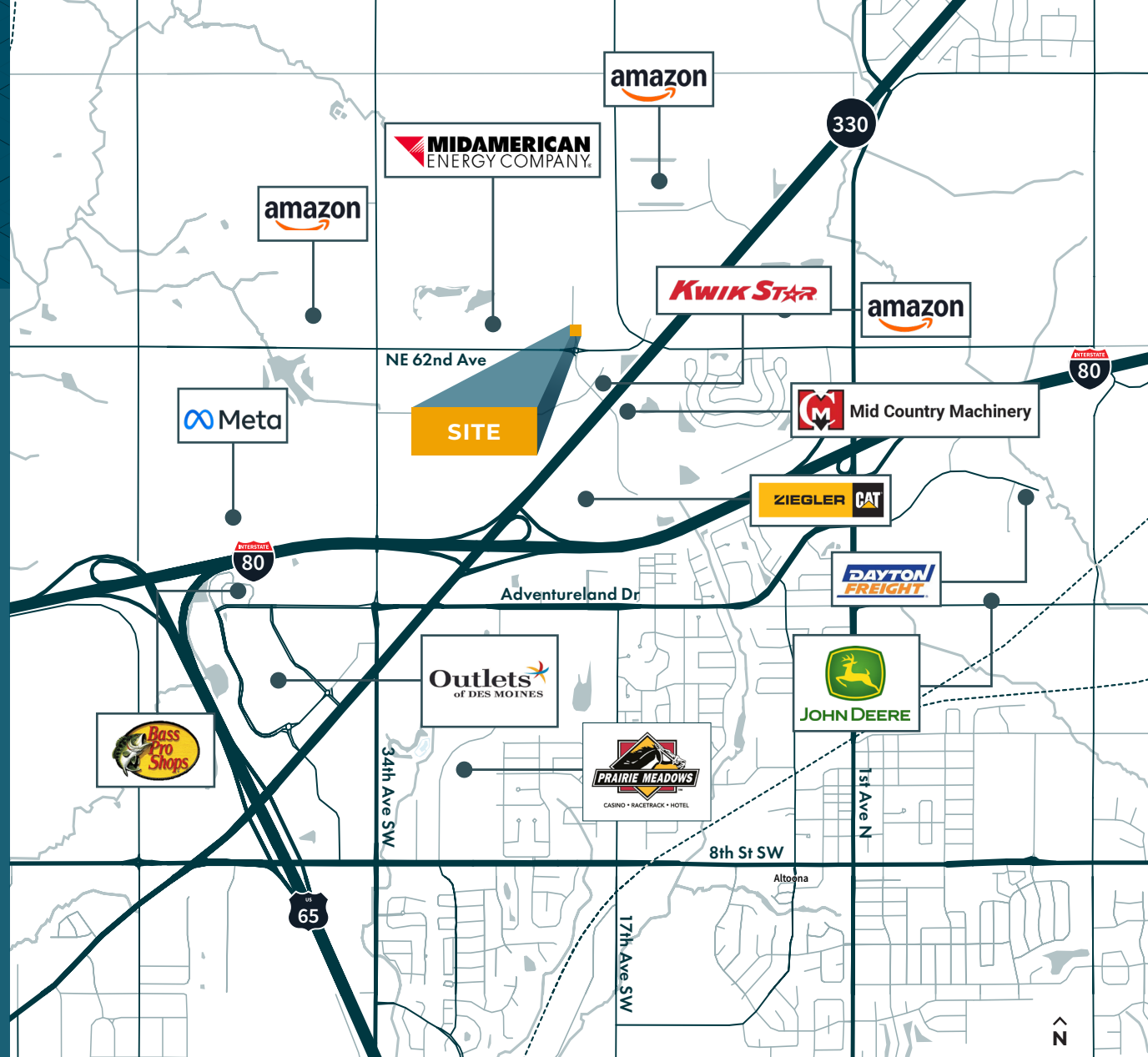
Available	48,600 - 265,700 SF
Building Acreage	±15 acres
Total Site Acreage	75.38 acres
Typical Bay Size	16,800 SF
Car Parking	±148
Clear Height	32'

Dock Doors	26 (expandable)
Drive-in Doors	2 (expandable)
Fire Suppression	ESFR
Heating	Unit heaters
Roof	TPO
Truck Court	135'

2600 20th Ave SW Altoona, Iowa, 50009

DEMOGRAPHICS (10 MILES)

TOTAL POPULATION	274,250
MEDIAN AGE	35.6
PROJECTED POPULATION RATE (2025-2030)	0.05%
TOTAL HOUSEHOLDS	108,288
# OF PERSONS PER HOUSEHOLD	2.4
AVERAGE HOUSEHOLD INCOME	\$102,114



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