



# Urban Loop Commerce Center

**BUILDING 1**

**INDUSTRIAL CROSS-DOCK  
WAREHOUSE FOR LEASE**

**+/- 450,686 SF**

NW 128th Street & Meredith Drive | Urbandale, Iowa 50322

Jones Lang LaSalle Brokerage, Inc.





# Urban Loop Commerce Center

# 450,686 SF

## INDUSTRIAL CROSS-DOCK WAREHOUSE FOR LEASE

### ± 36' CLEAR HEIGHT



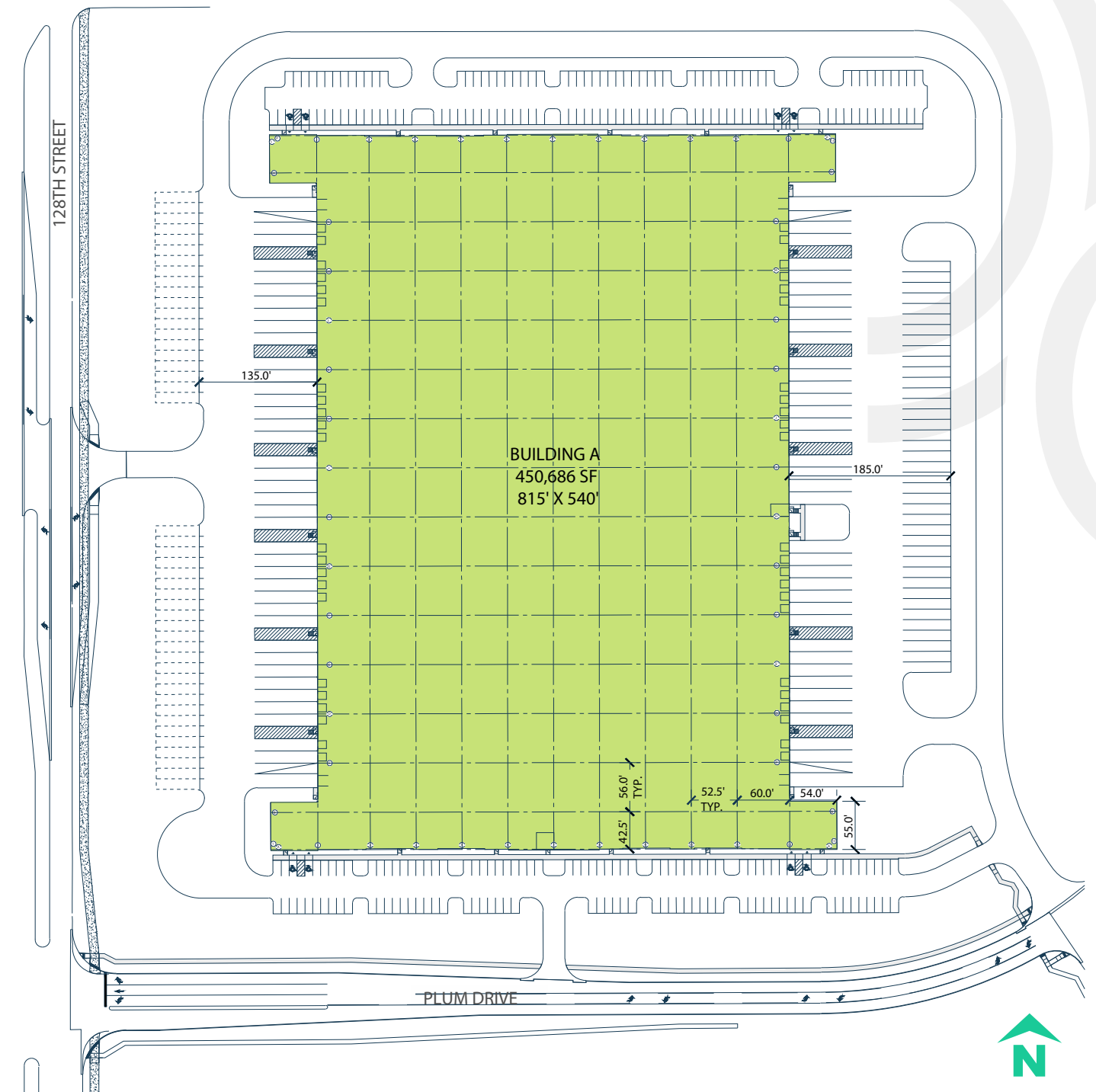
## New High-Cube, Tax Abated Industrial Cross-Dock Building

### PROPERTY OVERVIEW

- Availability: 100,000 - 450,686 SF
- Excellent access & visibility to I-80/I-35
- 5-year sliding scale tax abatement
- Building dimensions: 813' x 540'
- Clear height: 36'
- Auto Parking: 253
- Dock doors: 45 (ability to add)
- Drive-ins: 4 (ability to add)
- Sprinkler system: ESFR
- Power: 3,000A fully breakered 480Y/277V, 3 Phase - 4 wire main service (ability to add)
- Trailer Storage: Up to +/- 90 (ability to add)

- Lease rate: Call broker
- Building SF: 450,686 SF
- Office SF: BTS
- Est. completion date: Q1 2024
- Lot acreage: +/-26.01
- Bay Spacing:
  - Endcap Bays: 42.5' x 52.5'
  - Interior Bays: 56' x 52.5'
  - Speed Bays: 56' x 60'
- Lighting: LED Motion sensor lighting
- Roof: TPO
- Loading: 45 - 40,000lb mechanical levelers with bumpers and seals

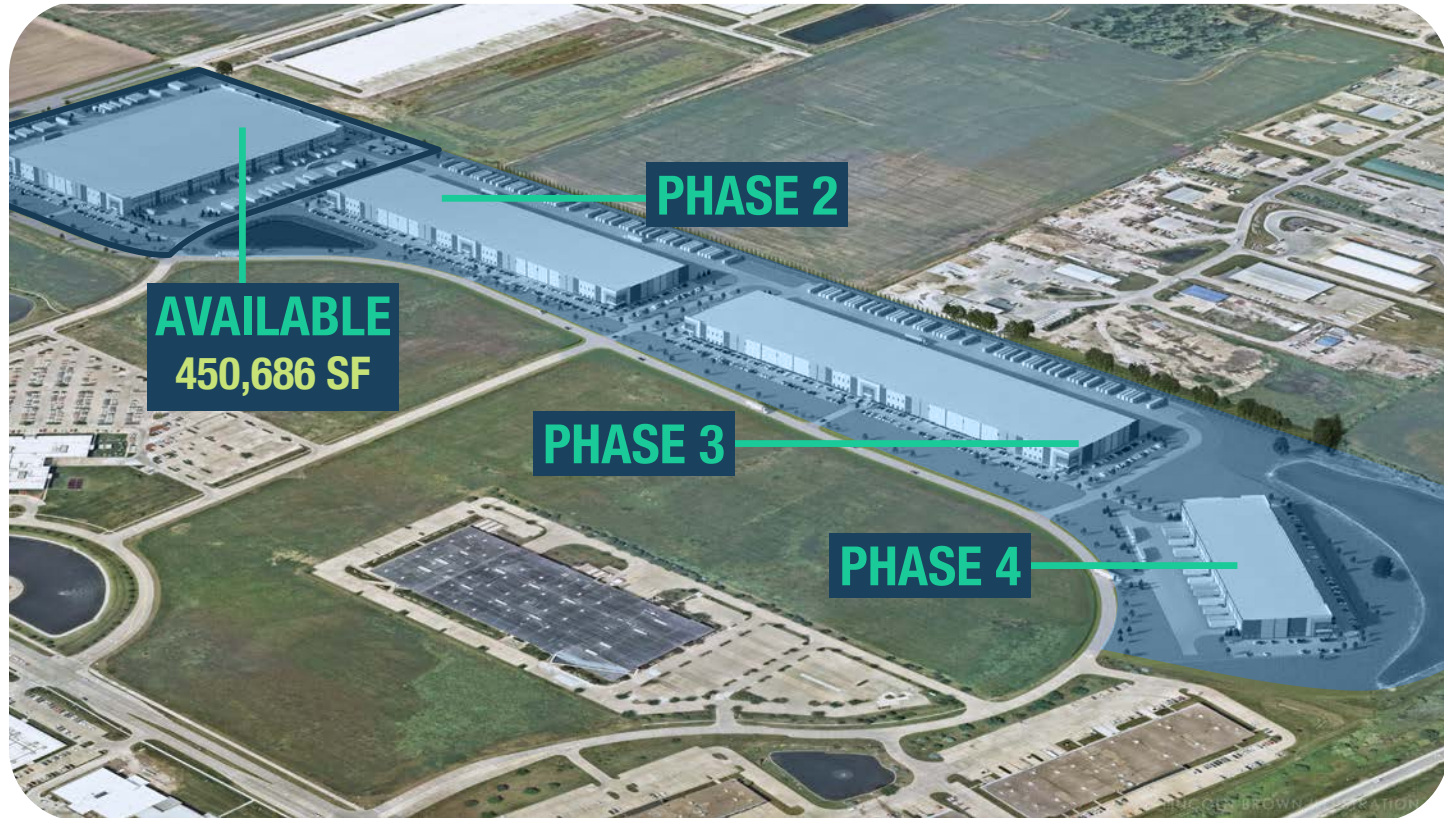
### SITE PLAN





# Urban Loop Commerce Center

RENDERINGS



## CORPORATE NEIGHBORS



01. Target
02. The Home Depot
03. Borough 5 Bagels
04. McDonald's
05. Kum & Go
06. STACEY'S
07. Firestone Complete Auto Care
08. Kwik Star
09. Unity Point Health
10. Casey's
11. Casey's
12. Goodwill
13. The Iowa Clinic
14. Aurora Business Park
15. United States Postal Service
16. Homemakers
17. CWG
18. Casey's
19. Pilot Flying
20. The Chicken Coop
21. DHI
22. BerganKDV
23. Bayer
24. Kemin
25. Signature Nails and Spa
26. Pitney Bowes
27. Jimmy John's Sandwiches
28. Interstate Batteries
29. Pumpitup
30. Worldwide Logistics
31. Casey's
32. Hyvee Fast & Fresh
33. Hyvee
34. The Home Depot
35. Corteva
36. NCS
37. Beisser
38. Metro Waste Authority
39. Toyota
40. Marsh

### Property Details

- .5 miles to I-35
- .5 miles to I-80
- 11.9 miles to FedEx Freight facility
- 11.3 miles to UPS Freight facility
- 17.6 miles to Des Moines Int'l Airport
- 15.3 miles to Ankeny Regional Airport

### Regional Proximity

- Ames 36 miles
- Cedar Rapids 125 miles
- Omaha 127 miles
- St. Louis, MO 352 miles
- Kansas City, MO 188 miles
- Minneapolis, MN 247 miles
- Chicago, IL 338 miles
- Sioux Falls, SD 279 miles



# Urban Loop Commerce Center

## Urbandale/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**

## WHY URBANDALE?

### Premier Submarket

Situated near the I-35/I-80 interchange, the Subject Property falls within the West submarket of the Des Moines industrial market. This is the second largest submarket in the Des Moines metro, the West submarket totals 14 million s.f. and boasts an overall vacancy of 4.8%.

Proximity to the regional interstate network and access to a highly qualified and sustainable employment watershed make the West submarket a desirable industrial sub-sector within the Des Moines market, attracting the region’s most notable employers including National Carwash Solutions, Southern Glazers, Quality Manufacturing, Amazon, Van Meter, Pitney Bowes, FedEx, Assembled Products, Hussmann and Compressor Controls.

# Urban Loop

## TURNING ACCESS INTO OPPORTUNITY

The Urban Loop is an economic development area that encompasses approximately four-square miles in the City of Urbandale. The Urban Loop’s common, defining element is the six miles of combined Interstates 35 and 80 between Merle Hay Road and Hickman Road in Urbandale. It’s near the center of a fourteen-mile, mid-continent, border-to-border and coast-to-coast combined stretch of those interstates. The Urban Loop is dominated by the ninety-degree turn in the freeway which is its most recognizable feature.



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)**

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)**

The Ascent

**#1 BEST PLACE TO LIVE IN THE MIDWEST FOR HIGH SALARIES AND LOW COST OF LIVING – DSM METRO (2021)**



## Home Improvement Corridor

Over the years, Urbandale’s Urban Loop has established itself as Iowa’s premier destination for all of your home improvement and design needs. With over 60 businesses located in the Home Improvement Corridor, Urbandale is sure to meet your needs for all things home improvement.

## Projects

Since the City of Urbandale launched the Urban Loop development area in late 2017, many businesses have located, relocated, or expanded in the Urban Loop. The Urban Loop is a strategic development area supported by a network of highly accessible, interconnected traffic routes, making Urbandale the center of opportunity for business investment and workforce talent. Are you ready to align yourself with the nation’s most accessible region?

## Urban Loop

The land around the interstate is prime for development and supported by highly-accessible traffic routes. Development areas in the Urban Loop offer space for retail, office, flex, warehouse, and light industrial. There are acres of land ready and waiting for a groundbreaking ceremony to inaugurate the next new business in this strategic location. Several new exits have been opened and roadways improved to gain access to a wide variety of sites in the Urban Loop. An interchange at 100th Street was completed in 2018, and an interchange at Meredith Drive and the Iowa Highway 141 flyover ramp were completed in 2020.



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