



## EGI/ATI INDUSTRIAL PARK

1717 E ARMY POST RD | DES MOINES, IOWA | 50320  
310,000 SF AVAILABLE

**BUILD-TO-SUIT WITH OPTIONAL 3PL OPCO PARTNER:  
THE INTEGRATION GROUP**

### CONTACT

**MATT LUNDBERG, SIOR, CCIM**  
Senior Vice President  
+1 515 556 8088  
[mlundberg@iowaca.com](mailto:mlundberg@iowaca.com)

**COREY SEDREL**  
Senior Associate  
+1 515 979 1454  
[csedrel@iowaca.com](mailto:csedrel@iowaca.com)

**ALEC WILCOX, CCIM**  
Senior Associate  
+1 515 210 9446  
[awilcox@iowaca.com](mailto:awilcox@iowaca.com)



3737 Woodland Avenue, Suite 100  
West Des Moines, IA 50266  
Main +1 515 309 4002  
[iowacommercialadvisors.com](http://iowacommercialadvisors.com)

# BUILDING FEATURES

Building Size	Phase 1: 310,000 SF Phase 2: 310,000 SF
Developed by	Exodus Group Investments/ATI Group
Year Built	Proposed 2026 Delivery
Clear Height	32'
Columns	50' x 50' with 60' Speed Bays
Building Dimensions	1,000' x 310'
Truck Court Depth	185'
Parking	Phase 1: 183 spaces w/ 72 trailer spaces Phase 2: 188 spaces
Zoning	I1 - Industrial District
Climate Control	Heating - Reznor's
Building Construction Type	Precast concrete walls w/ R-13 insulation, steel frame
Roof System	TPO with R-25 insulation
Fire Protection System	ESFR Sprinkler
Interior Lighting	LED
Trailer Parking	60 space drop trailer lot 75 trailer parking spots

## PHASE 1

- **310,000 SF**
- 55 Dock Positions
- 2 Drive-in doors
- Food Grade Facilities

## PHASE 2

- **300,000 SF**
- 55 Dock Positions
- 2 Drive-in doors
- Food Grade Facilities

## LEASE RATE:

**LEASE RATE:** Negotiable

**100% TAX ABATEMENT AVAILABLE**

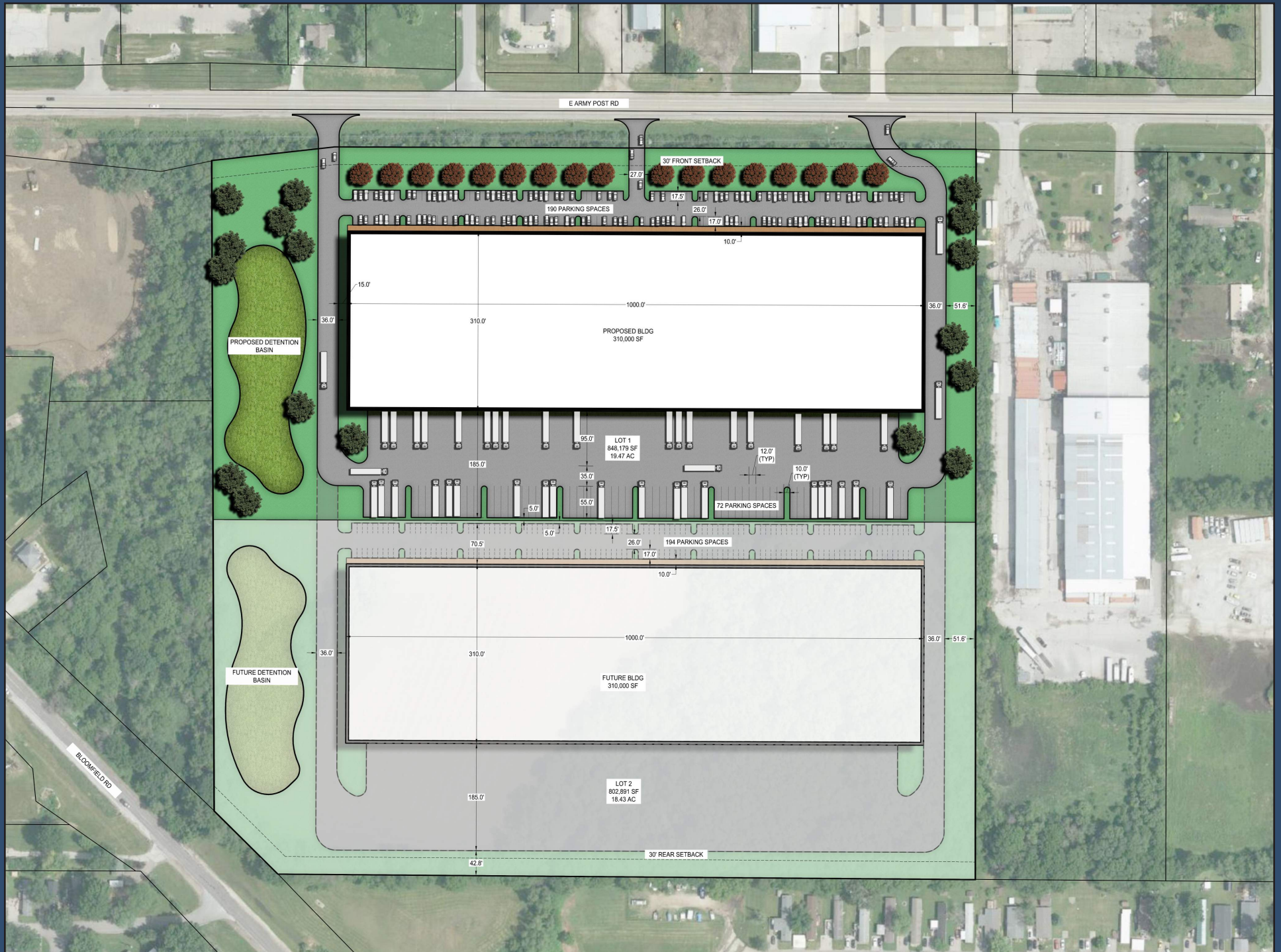
## OPTIONAL 3PL OPCO PARTNER

This build-to-suit space features the opportunity to partner with a proven one-of-a-kind 3PL - Value Add Integrator. TIG provides tailored turn key solutions in managing your needs no matter what they entail. Find out more at [www.theintegrationgroup.com](http://www.theintegrationgroup.com)





# SITE CONCEPT





# WHY DES MOINES?

## A GREAT PLACE TO WORK, PLAY, AND LIVE.

Des Moines is the capital and most populous city of Iowa, with a current population, of approximately 216,853 people. Des Moines is a major center of the US insurance industry and has a sizable financial services base. The trade area for the Des Moines Metropolitan area is approximately 950,000 people, which represents 33% of the state's population.

**#1 PLACE FOR YOUNG PROFESSIONALS TO LIVE** - *Forbes, 2023*

**TOP 20 BEST PLACE TO LIVE IN THE U.S.** - *U.S. News & World Report, 2023*

**TOP 20 MOST NEIGHBORLY CITY IN THE U.S.** - *Neighbor, 2023*

**TOP 25 UP-AND-COMING TECH MARKET** - *CBRE, 2023*

**TOP 10 FASTEST-GROWING MID-SIZED METRO** - *Site Selection Group, 2023*

## MAJOR EMPLOYERS



Nationwide



UnityPoint Health

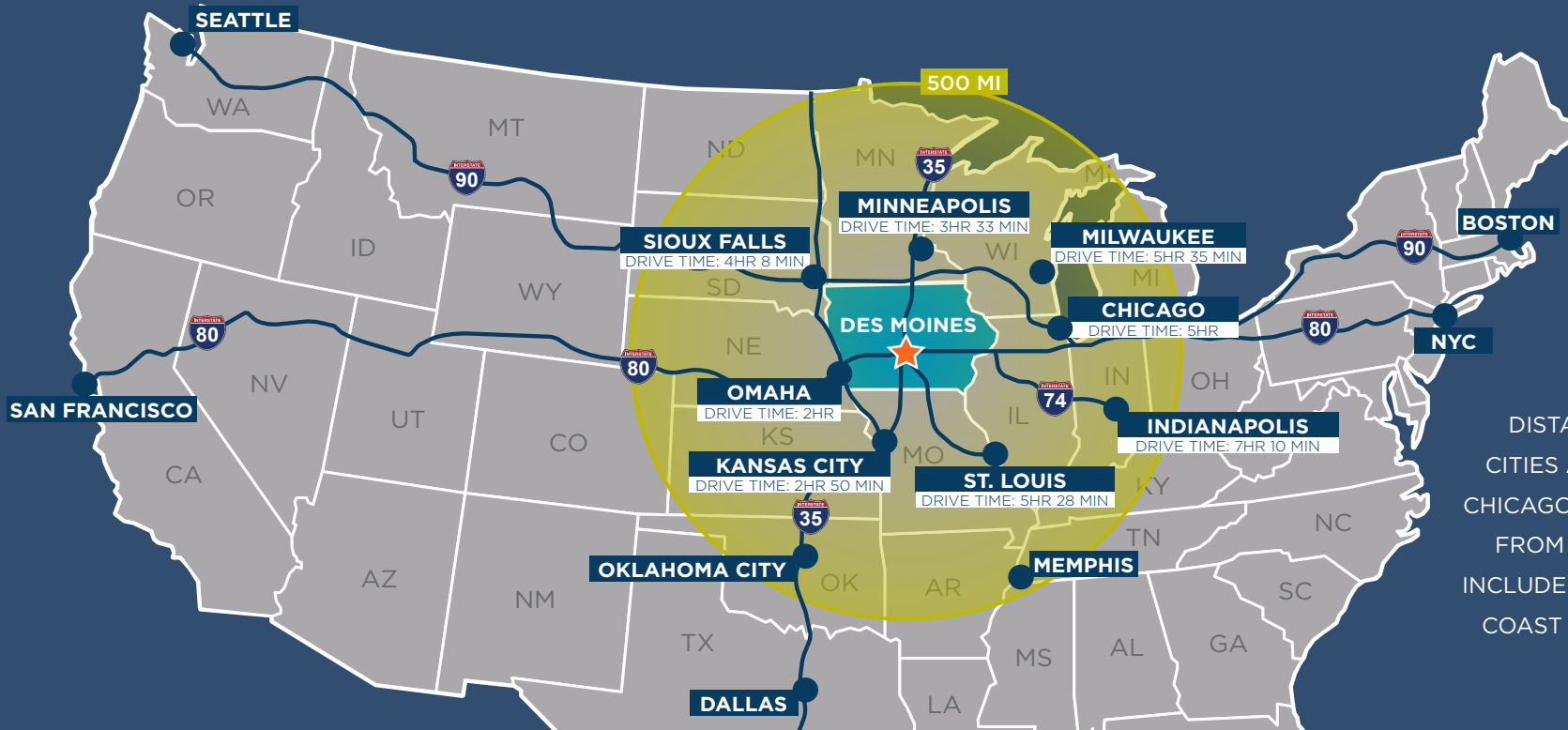


MidAmerican  
ENERGY

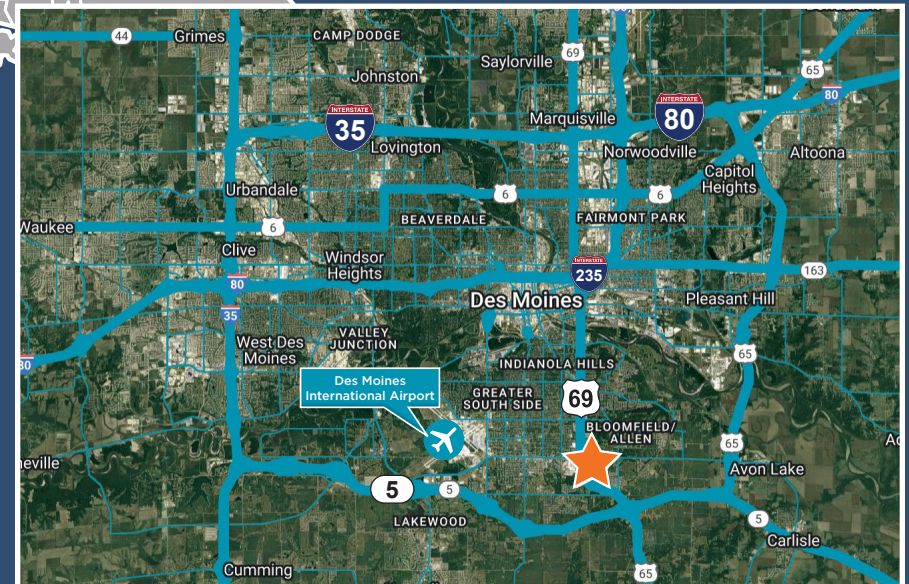




# LOCATION



DES MOINES IS CENTRALLY LOCATED IN THE U.S. WITHIN DRIVING DISTANCE OF SEVERAL MAJOR CITIES AND HAS RAIL ACCESS TO CHICAGO. RAIL ACCESS CAN COME FROM A VARIETY OF PLACES TO INCLUDE IMPORTING VIA THE EAST COAST DIRECTLY TO DES MOINES WITHOUT SWITCH FEES.



# LOCAL DEMOGRAPHICS



## Employment Overview - 3 Mile Radius



**216**  
Total Businesses



**3,435**  
Total Employees

### Employment



**48.0%**  
White Collar



**23.4%**  
Blue Collar



**28.5%**  
Services



**4.6%**  
Unemployed

### Education



**13.2%**  
No Diploma



**21.9%**  
High School Diploma

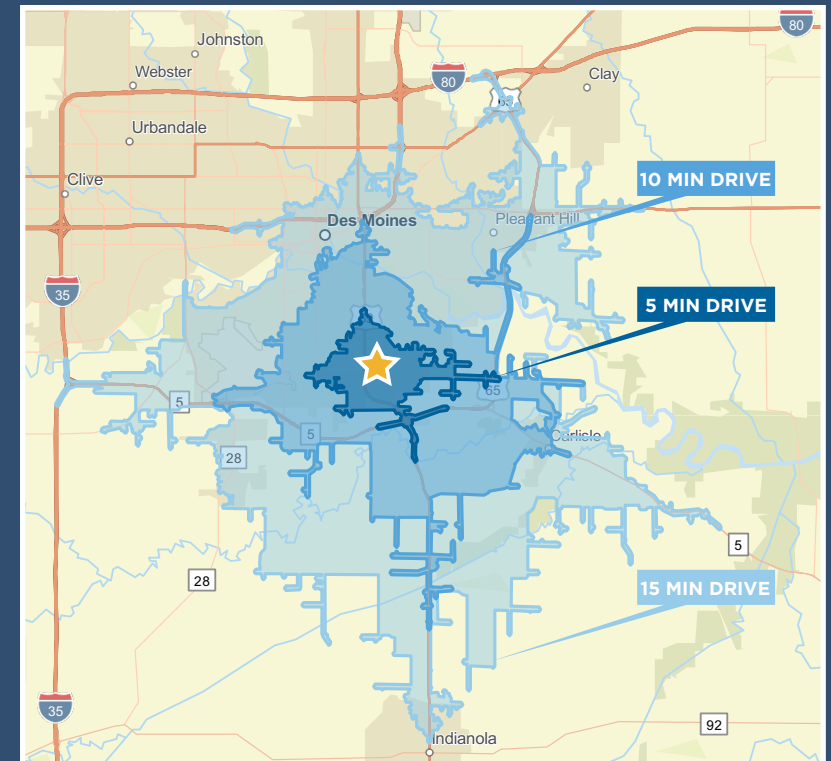


**34.1%**  
Some College/  
Associate's Degree



**23.0%**  
Bachelor's/Grad/  
Prof Degree

## LOCAL DRIVE TIMES



### POPULATION

5 MINUTES	10 MINUTES	15 MINUTES
18,125	64,513	136,009



### AVERAGE HOUSEHOLD INCOME

5 MINUTES	10 MINUTES	15 MINUTES
\$87,864	\$87,401	\$91,685



### TOTAL HOUSEHOLDS

5 MINUTES	10 MINUTES	15 MINUTES
7,163	25,478	55,949



## AN OPERATING PARTNER LIKE NO OTHER

We are founded on being the YES of our customers. Our appetite is aggressive investment both in the challenges and needs of our customers but also in acquisition of other companies.

### Connecting to customers quickly keeps you competitive

For industry leaders, producing a high-quality product, increasing your speed to market and ensuring a seamless customer experience are crucial to becoming the “preferred” brand or supplier.



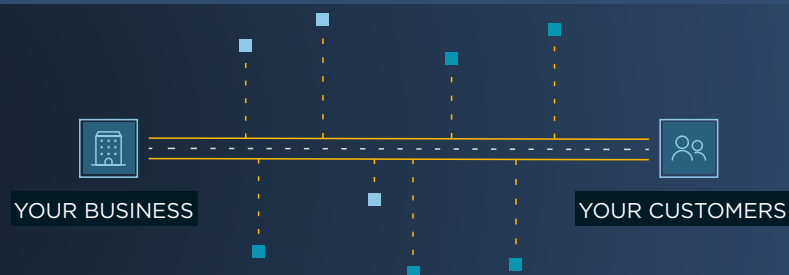
### But the path to meeting goals and demands can get complicated

Challenges can pop up at any point in your supply chain — causing you to lose time, money, resources and customer trust.



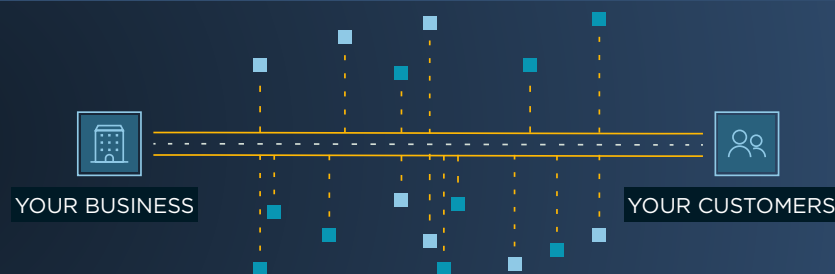
### We'll integrate, streamline and simplify

At TIG, our mile-wide-mile-deep portfolio of 3PL services allows us to jump into your ecosystem and help with the logistics — driving efficiency and profitability at every stage. Plus, we can manage every aspect of your supply chain (from beginning to end) so you can focus on more pressing priorities.



### Keeping future opportunities in our sights

While we handle the needs of your business today, we'll set you up for a successful tomorrow. With TIG as your supply chain partner, we'll proactively identify new solutions to address industry shifts and the ever-evolving needs of your customers.



**ALL YOUR SUPPLY CHAIN BASES, COVERED**





## Supply Chain Management

From specialty chemicals to food items to high-value engine parts, we have the diverse product category and industry experience needed to manage the intricacies of your supply chain.



## Manufacturing and Packaging

From the simplest job to the most complex, we develop and manage turnkey, value-added contract manufacturing, packaging, assembly and kitting solutions to overcome your product development obstacles.



## Distribution and Fulfillment

Maintaining the integrity of your business's reputation is our primary goal. We achieve it by getting your goods to the customers who need them, when they need them — focused on every KPI requirement along the way.



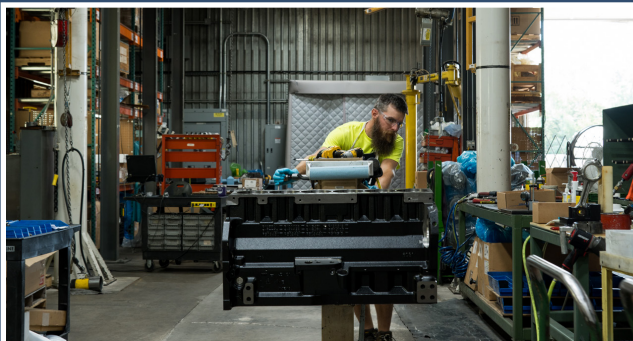
## Warehousing and Inventory Management

We'll make sure your product is in the right place at the right time — making the purchase and delivery process a positive and seamless experience for your end customer.

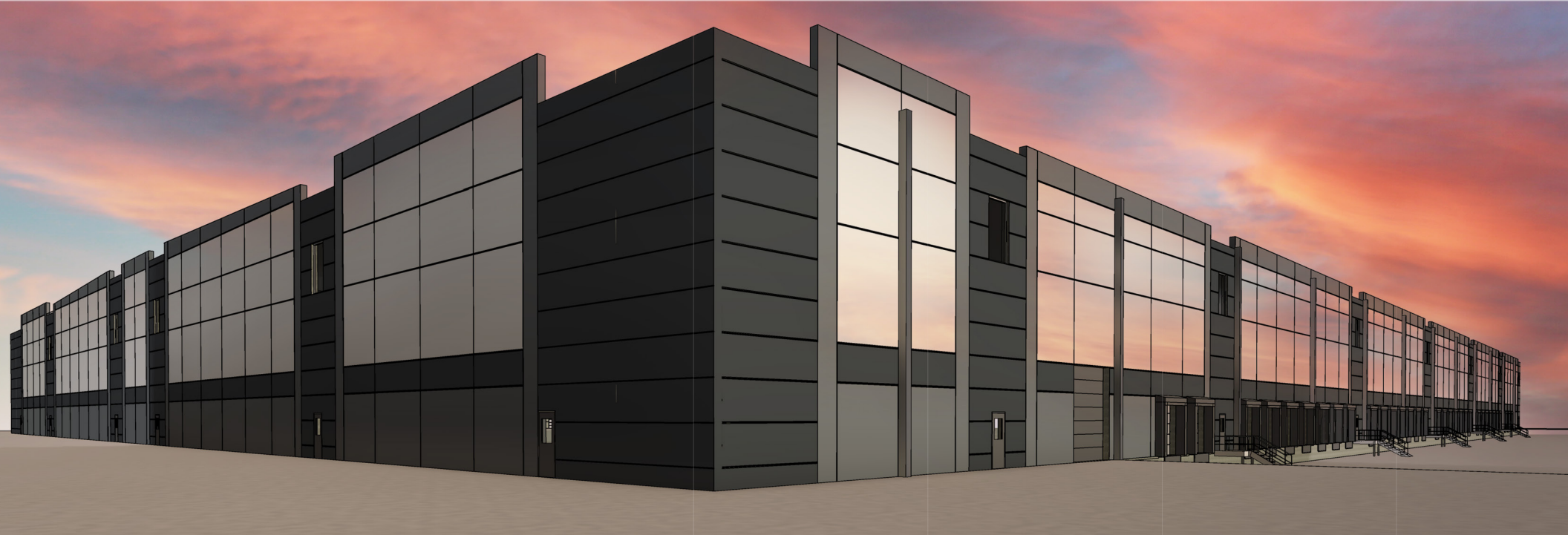


## Value-add Solutions

As a true partner, our role doesn't stop with the commercial sale. From new product development to sales training, we can support your goals of efficiently producing and delivering high-quality product solutions and services to your customers.







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3737 Woodland Avenue, Suite 100  
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[iowacommercialadvisors.com](http://iowacommercialadvisors.com)

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