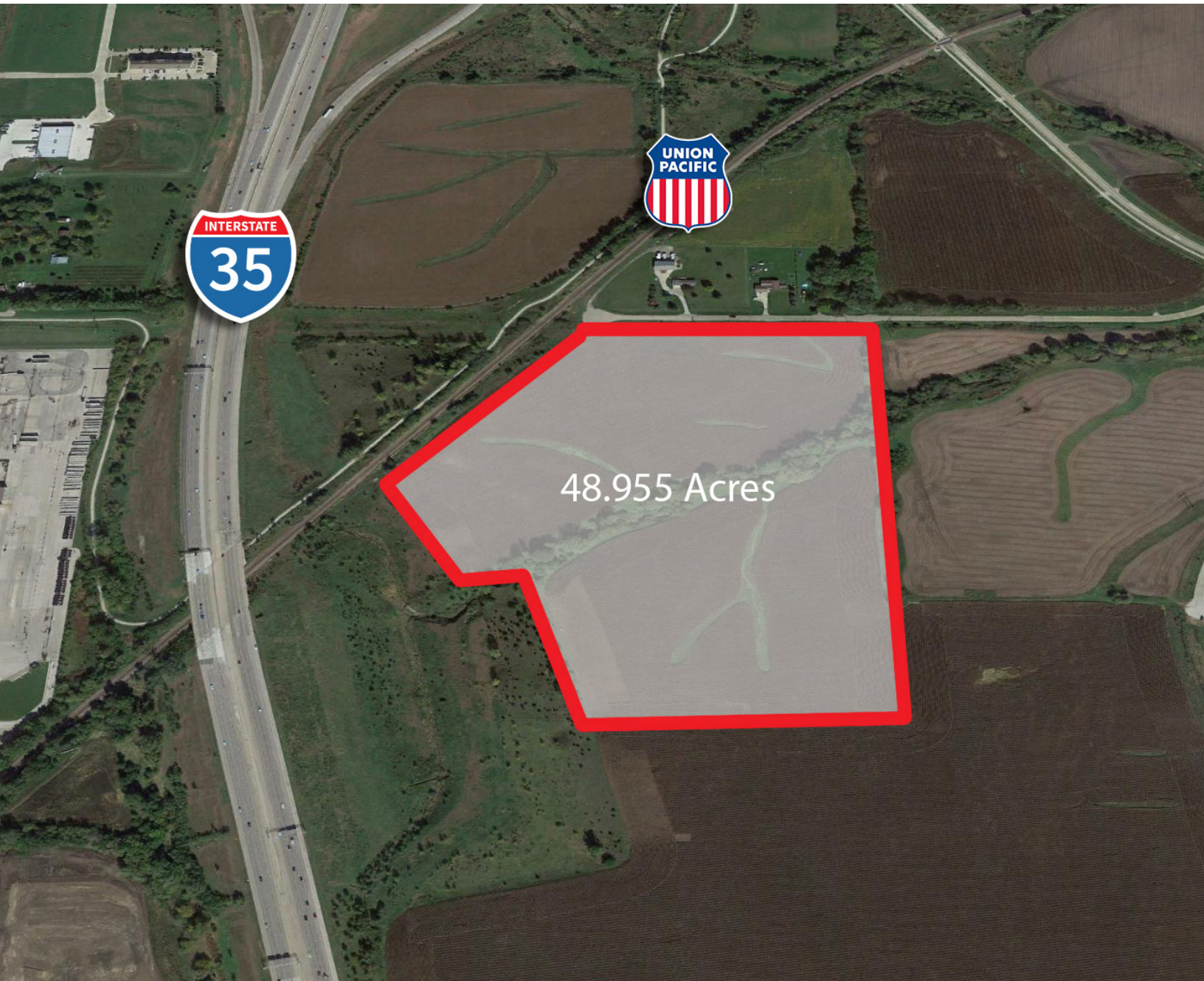


OFFICE/INDUSTRIAL DEVELOPMENT OPPORTUNITY | ANKENY, IOWA

AVAILABLE FOR SALE



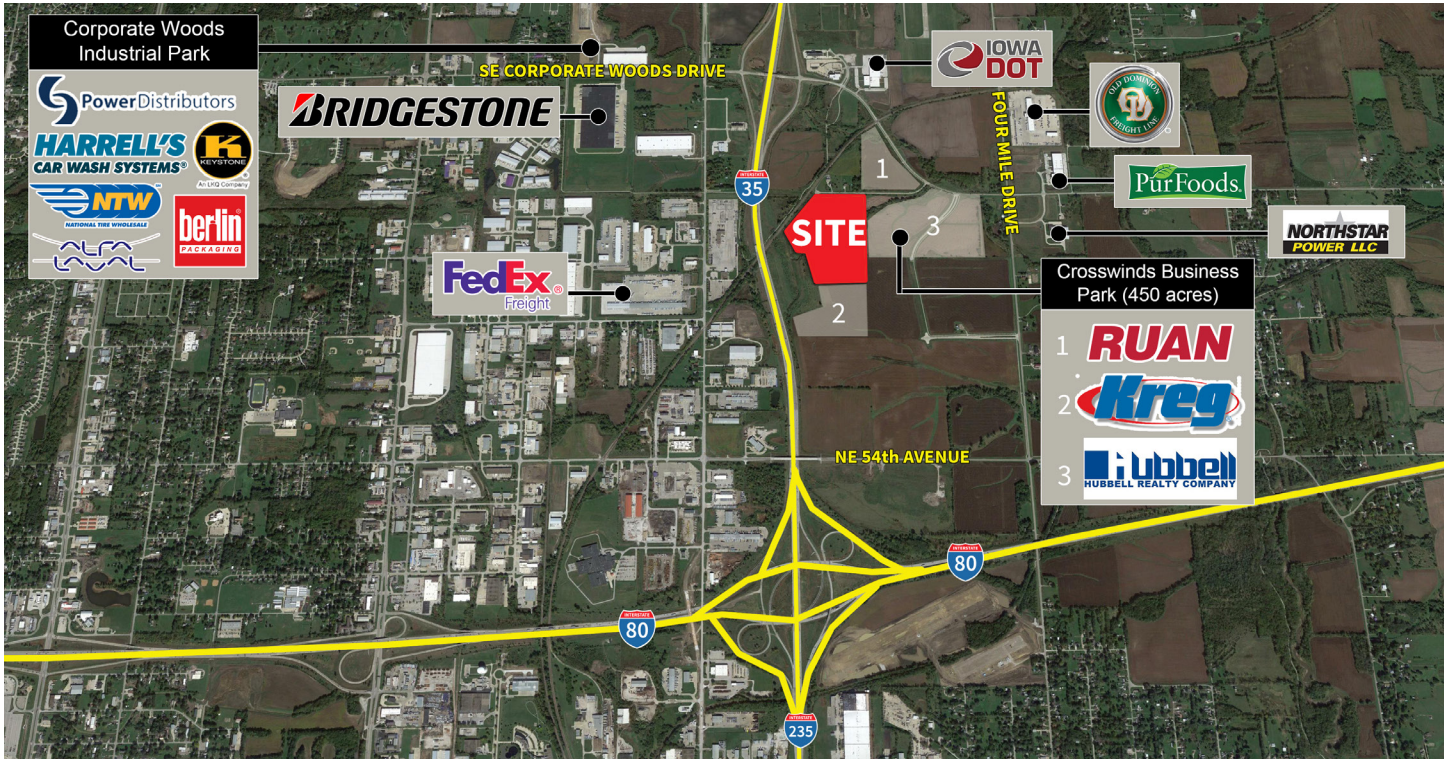
For more information, contact:

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SITE LOCATION AND FEATURES



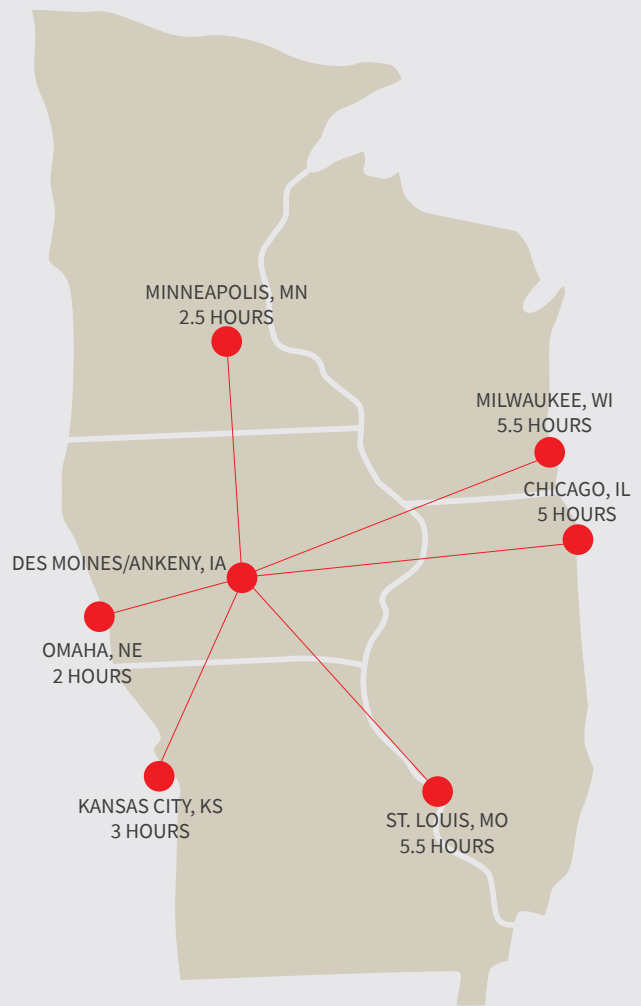
FEATURES

- 48.955 acre site
- Sale price: \$2.95/SF
- Zoned PUD
- 1 mile East of I-35
- 2.5 miles North of I-80
- Close proximity to rail
- Great location for corporate headquarters
- Can be divided



DES MOINES MARKET

The Des Moines market is centrally located at the crossroads of Interstate 80 and Interstate 35, supporting a vibrant office, industrial and logistics cluster in the central Midwest United States. At 59.1 million square feet, the Des Moines market is largely comprised of both traditional office/warehouse/distribution space as well as manufacturing inventory and caters to a variety of office/industrial uses including food/agriculture, advanced manufacturing, logistics and energy clusters. Des Moines recorded impressive growth over the current real estate cycle, leading to a low vacancy rates at 2.6 percent. Impressive user demand coupled with a historic precedent for supply-constrained modern, functional supply has fueled developers' appetite for new construction leading to 6.66 million square feet of new deliveries over the past 6 years, which has almost entirely been absorbed, and impressive rent growth.



ECONOMIC INCENTIVES

- *Forbes* Best States for Business Ranking: #13
 - Business Cost Rank: #4
 - Quality of Life Rank: #8
- Tax Increment Financing may be used to pay for public improvements and utilities that will serve the development, to finance direct grants or loans, or to provide a local match for federal or state economic assistance program
- The State of Iowa, through its Economic Development Authority, has several incentive, grant, and tax credit programs (e.g., New Jobs Tax Credit, High Quality Jobs, New Job Training / 260E)
- Iowa's corporate income tax is a single-factor, non-unitary tax, so businesses with no sales in Iowa pay no state income tax. For any state income tax liability, our state allows 50% deductibility of federal taxes.
- No sales & use tax on industrial machinery, equipment, or computers (and related electricity / natural gas) used in manufacturing
- No property tax on industrial machinery, equipment, or computers
- No personal property tax (including inventory)

IOWA'S ECONOMY



**AVERAGE VENTURE
CAPITAL DEAL**

(STATE SCIENCE & TECHNOLOGY INSTITUTE)



**CEOS RANK IOWA'S
WORKER QUALITY**

(CHIEF EXECUTIVE, 2017)



**LOWEST COST OF DOING
BUSINESS IN THE COUNTRY**

(CENSUS BUREAU, 2017)

\$31.151B

**CONTRIBUTION FROM IOWA'S LARGEST INDUSTRY SECTOR -
ADVANCED MANUFACTURING** *(BEA, 2018)*

75%

**OF IOWANS HAVE COMPLETED EDUCATION/TRAINING
BEYOND HIGH SCHOOL** *(IOWA WORKFORCE DEVELOPMENT, 2017)*

#5

BEST-RUN STATE IN THE NATION *(24/7 WALL STREET, 2018)*

67%

LABOR FORCE PARTICIPATION RATE *(CENSUS BUREAU, 2017)*

#10

REGULATORY ENVIRONMENTAL RANK *(FORBES)*

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