

GATEWAY EAST BUSINESS CENTER

305 ADVENTURELAND DRIVE NW, ALTOONA, IA 50009



PROPERTY SUMMARY

PROPERTY DESCRIPTION

Gateway East Business Center is one of Altoona's newest business parks strategically located along Interstate 80, offering tremendous interstate visibility and access via two different interchanges. Altoona is one of the fastest-growing cities in the Des Moines Metro Area and offers many amenities to attract and retain a workforce. Gateway East is an Ideal space solution for showroom, service retail, sports, office, and warehouse uses.

PROPERTY HIGHLIGHTS

- 6,000 – 8,000 SF Bays
- Flexible M-1A Zone permitting a variety of uses.
- Multiple Bay Configurations
- 40 – 52' X 50' Column Spacing
- 24' Clear Height
- One 12x14 Drive in Door & One 8x9 Dock High Door per bay
- Two Full Access Points
- Prominent Entry Features with Tremendous Interstate Visibility
- Close proximity to many area amenities.



OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NNN)
Available SF:	6,025 – 84,030 SF
TI Allowance:	Negotiable
Lease Term:	5 years minimum
Building Size:	135,656 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	559	20,759	100,917
Total Population	1,550	52,527	245,300
Average HH Income	\$64,720	\$76,731	\$73,645

For More Information, Contact:

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GATEWAY EAST BUSINESS CENTER

PROPERTY PHOTOS

SignatureRES.com



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 **SIGNATURE**
COMMERCIAL REAL ESTATE

SITE PLAN



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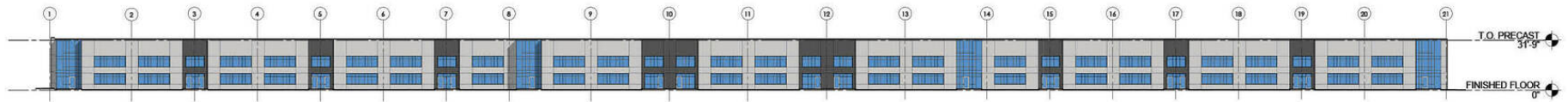
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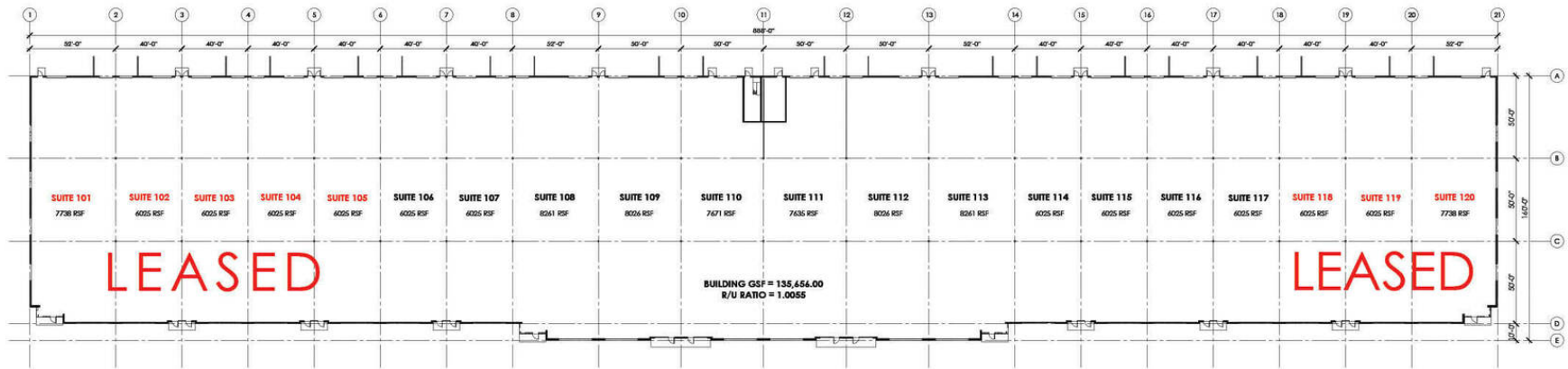
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FLOOR PLAN



BUILDING 1 - FRONT ELEVATION
SCALE: 1/32" = 1'-0"



FLOOR PLAN-NORTH OVERALL
SCALE: 1/32" = 1'-0"

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