

DEVELOPMENT SUMMARY

Commerce Crossing, Bondurant, IA



ABOUT THE PROPERTY



Signature Commercial Real Estate acquired, in 2020, approximately 80 acres of undeveloped industrial ground in Bondurant, IA. This parcel was hindered by challenging access but perfectly located directly north of Interstate 80 between two full interstate interchanges and just south of the recently completed Amazon Fulfillment Center.

After approximately 9 months of planning, designing, budgeting, land swaps, additional land acquisitions, negotiating development agreements, procuring all entitlements, and receiving great cooperation from the City of Bondurant and the entire development team assembled by Signature, construction of the

first 195,000 SF building, the new Commerce Parkway SW roadway, and all necessary infrastructure commenced June 2021. Upon completion of 800 Commerce Parkway SW in March 2022, the construction of the second 195,000 SF building commenced and was completed in October 2022.

Offering tremendous interstate access and visibility, and modern building features, both 800 & 1000 Commerce Parkway SW were leased before completion to a mix of regional, national, and international tenants. Approximately 30 acres remain for future development.



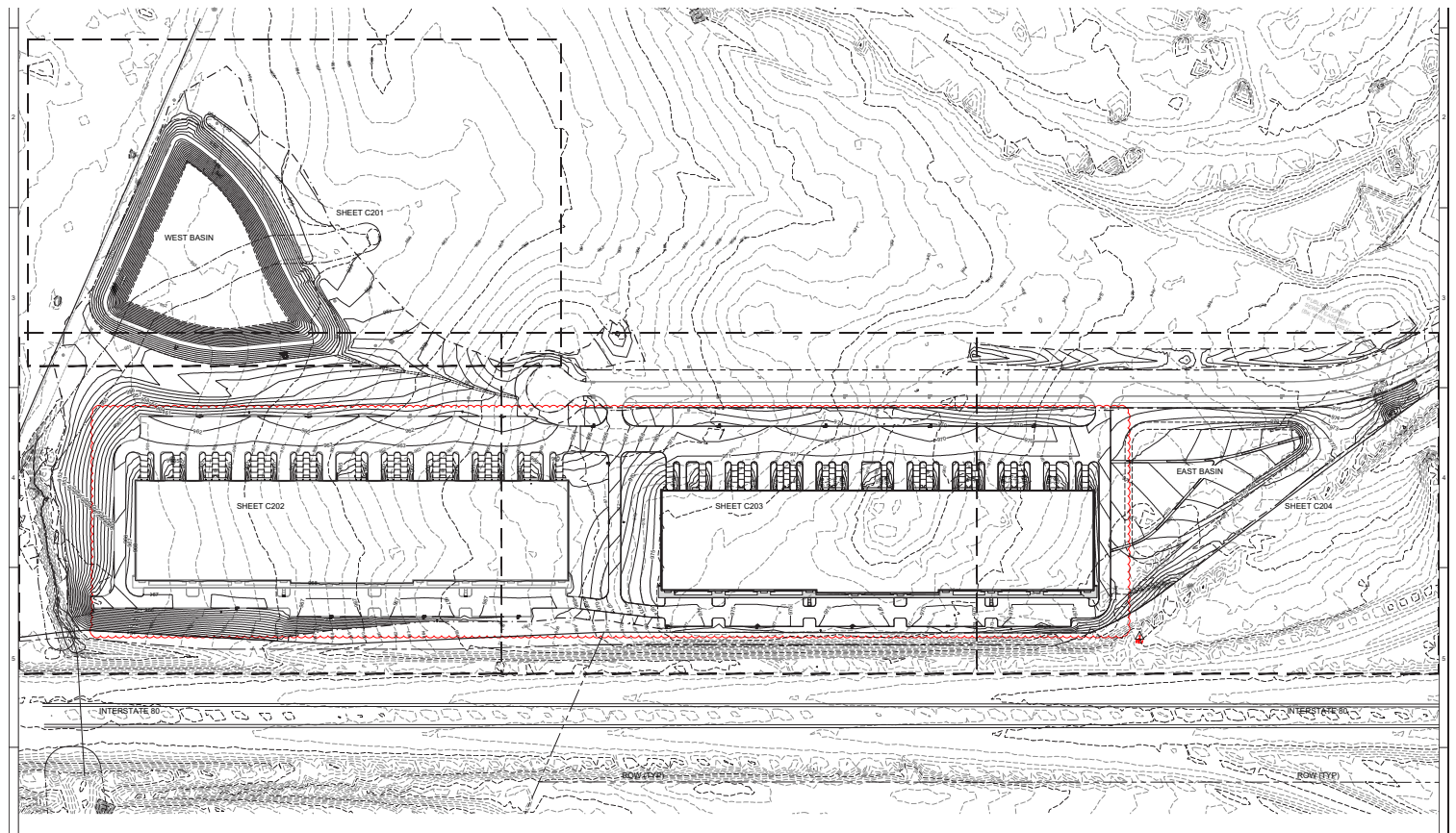
Signature Commercial Real Estate
4701 121st Street - Urbandale, IA 50323
www.SignatureRES.com

PROPERTY DETAILS



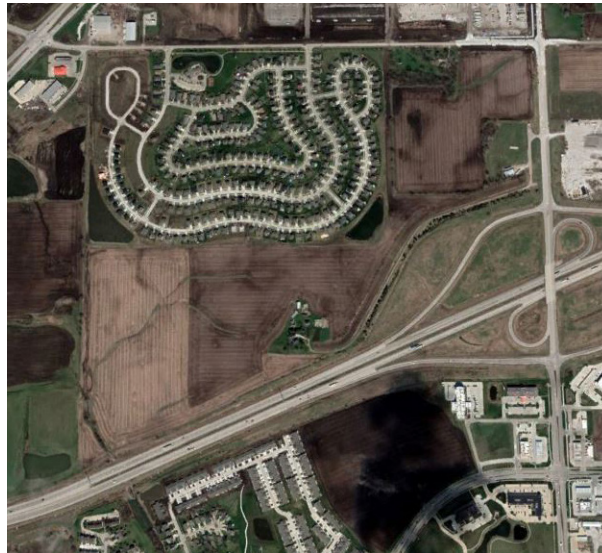
Property Address: 800-1000 Commerce Pkwy
SW, Bondurant, IA
Year Acquired: 2020
Land Size: 80 Acres
Year Developed: 2021-2022
Buildings: 2

Total Buildings SF: 391,000
Development Challenge: Access
Prior Use: Undeveloped
Current Use: Industrial Warehouse
Zoning: M-1
Occupancy: 100% Leased



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PHOTOS



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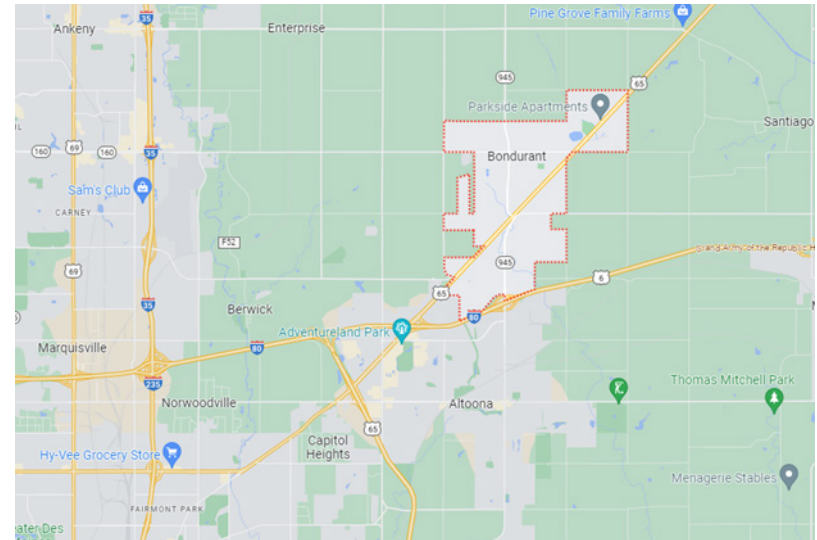


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ABOUT THE AREA

Bondurant

Bondurant was Polk County's fastest-growing city in the 2020 census, with an increase in population of 90.8%. Having an estimated population of 8,710, Bondurant can sustain this accelerated growth. A city that is striving to decrease its tax levy, its goal is to maintain competitiveness with the surrounding cities in Polk County. A growing suburb of Des Moines, the capital of Iowa, Bondurant is conveniently located in Central Iowa, directly off I-80, close to I-35, with Highway 65 running straight through town. These assets make Bondurant easy to access and a premier location for business. Diversely populated with agricultural, commercial, and residential businesses, this is one of the emerging cities in the metro.



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