

# DEVELOPMENT SUMMARY

Meredith West, Urbandale, IA



# ABOUT THE PROPERTY

MEREDITH WEST

Signature Commercial Real Estate acquired multiple parcels totaling more than 25 acres of development ground in Urbandale, IA in 1998. As Central Iowa commercial development moved west, the land was perfectly positioned for a flex industrial project in a strategic corridor of the City of Urbandale known as the Urban Loop. Construction of Meredith West Business Park commenced in 1999, after many months of working with the City of Urbandale on rezoning

the properties, procuring all other entitlements, and the construction of 121st Street and the widening and paving of Meredith Drive. Completed 4th quarter 2000, today Meredith West Business Park is a Class A flex industrial project comprised of three buildings totaling over 200,000 SF offering commercial tenants tremendous interstate visibility and access with all of today's modern building features.

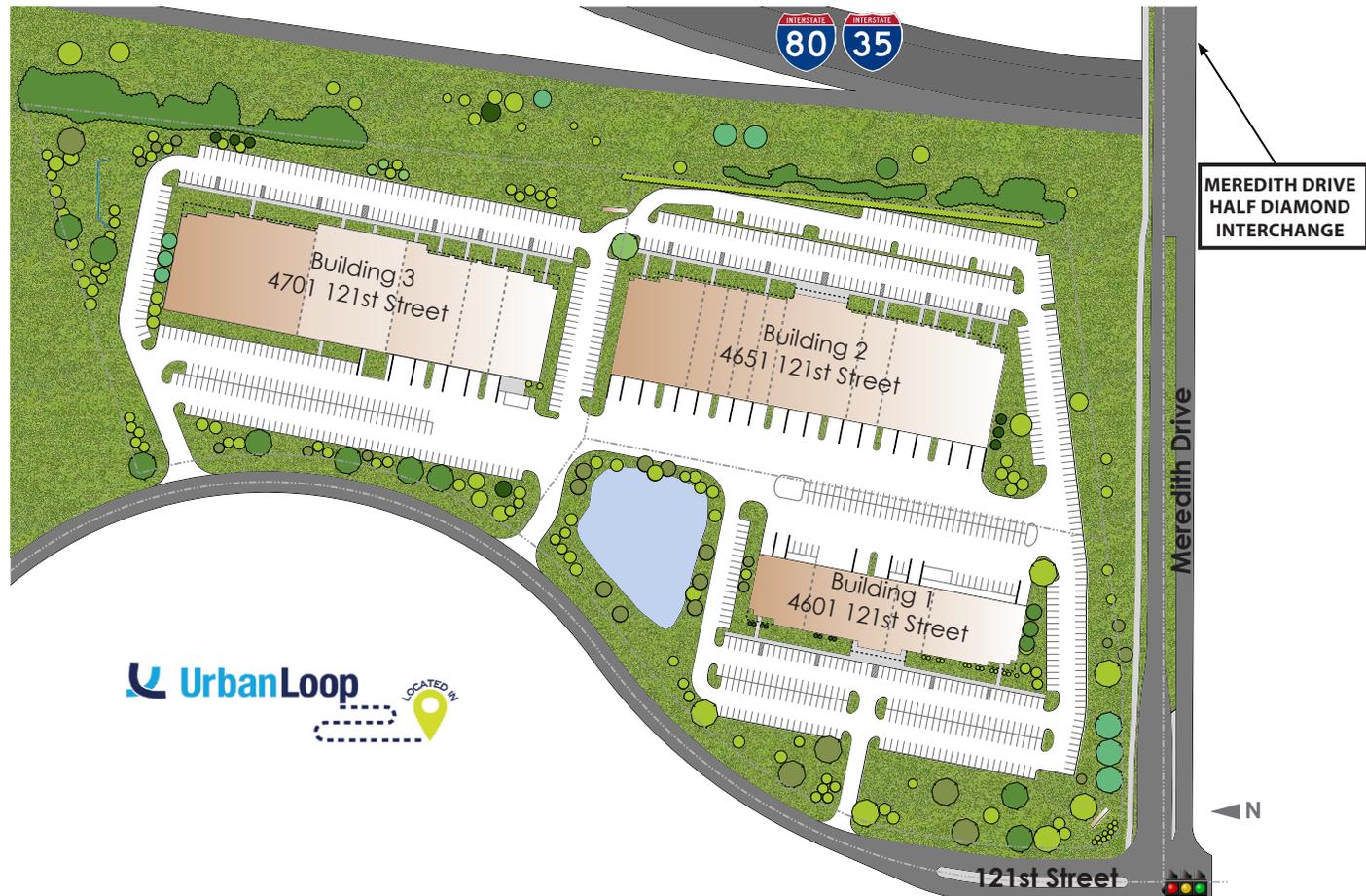


**Signature Commercial Real Estate**  
4701 121st Street - Urbandale, IA 50323  
[www.SignatureRES.com](http://www.SignatureRES.com)

# PROPERTY DETAILS

**Property Address:** 4601 - 4701 121st Street  
Urbandale, IA 50322  
**Year Acquired:** 1998  
**Land Size:** 12.238 Acres  
**Year Developed:** 1999-2000  
**Buildings:** 3

**Total Buildings SF:** 216,000  
**Prior Use:** Undeveloped - AG  
**Current Use:** Class A Flex / Warehouse  
**Zoning:** PUD (City of Urbandale)  
**Occupancy:** 100% Leased



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# PHOTOS



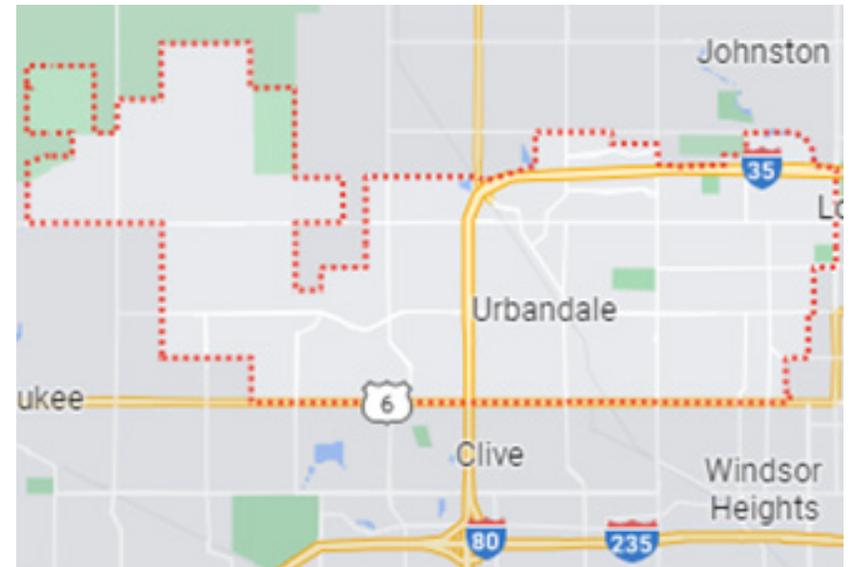
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# ABOUT THE AREA

## Urbandale

Urbandale has a population of 45,580 residents, and is one of the fastest growing suburbs of the capital city Des Moines. This includes having one of the lowest city tax rates in Iowa, for cities with a population over 15,000. Urbandale is a developed city, with the most access points to I-35/I-80 in the Des Moines Metropolitan Community. Urbandale is a leader in economic growth for the state of Iowa. Having a low cost of living, and having quick access to the many amenities that Des Moines has to offer, Urbandale is a place that young professionals are flocking to. With a steady growth in the work force, and an unbeatable location for transportation, Urbandale is one of the premier cities for business in Iowa.

The DSM Metro was ranked as the 7th best place to live in the United States, and the best place to live for a high salary with a low cost of living.



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