Bondurant Industrial Park Plat II

Highway 65 & NE 88th Street
Bondurant, IA

Heavy Industrial Land Available

Capstone is pleased to exclusively offer For Sale Development Sites and Build-to-Suit Buildings available from 1.36 Acres to 28.18 Acres.

Site Features

- Sites available Q2 2024
- High visibility from HWY 65 and NE 88 St.
- Easy access to I-80
- M2 Zoned lots available
- Tax abatement available

Available Building

- Industrial Development with sites from 1.6-28.18 acres contiguous.

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Bondurant Industrial Park

SITE

Parkside Apartments

Bondurant-Farrar High School

Bondurant

12,700 VPD

Amazon

MidAmerican ENERGY.

Amazon

KWIK STAR

WÜRTH INDUSTRY

43,500 VPD

Meta

ZIEGLER CAT

Bob's Truck Shop

Altoona

Adventureland Park
Temporarily closed

Google

Bondurant Industrial Park

Capstone Commercial

- Interstate 80 - 43,500 VPD
- Highway 65- 12,700 VPD
- Des Moines MSA- 730,000
- Distance to:
  - Chicago- 320 miles
  - Minneapolis- 240 miles
  - Omaha - 145 miles
  - Kansas City- 200 miles
- Distance to Major Industrial Users:
  - Amazon- 3.4 miles
  - Vermeer- 11.2 miles
  - Ziegler CAT- 4.3 miles
  - DeeZee Manufacturing- 11.4 miles
  - John Deer- 12.3 miles
  - Kreg Tool- 8.7 miles
  - Tones Spices- 7.9 miles
  - Toro- 9.6 miles
  - Bridgestone- 11.7 miles
  - Casey's HQ- 8.6 miles
  - Hy-Vee PDI - 9.1 miles

Lot #	Acres	PPSF	Price
Lot 1	3.05 Acres	$7.00 PSF	$930,006
Lot 2	1.4 Acres	$7.00 PSF	$426,888
Lot 3	1.37 Acres	$7.00 PSF	$417,740
Lot 4	1.37 Acres	$7.00 PSF	$417,740
Lot 5	1.37 Acres	$7.00 PSF	$417,740
Lot 6	1.37 Acres	$7.00 PSF	$417,740
Lot 7	1.37 Acres	$7.00 PSF	$417,740
Lot 8	1.37 Acres	$7.00 PSF	$417,740
Lot 9	1.37 Acres	$7.00 PSF	$417,740
Lot 10	1.37 Acres	$7.00 PSF	$417,740
Lot 11	1.37 Acres	$7.00 PSF	$417,740
Lot 12	2.12 Acres	$5.50 PSF	$507,910
Lot 13	5 Acres	$5.50 PSF	$1,197,900
Lot 14	6.34 Acres	$5.50 PSF	$1,518,937
Lot 15	6.34 Acres	$5.50 PSF	$1,518,937
Lot 16	5 Acres	$5.50 PSF	$1,197,900
Lot 17	6.34 Acres	$5.50 PSF	$1,518,937
Lot 18	10.5 Acres	$4.50 PSF	$2,058,210
Lot 19	14.51 Acres	$4.50 PSF	$2,844,250

Bondurant Industrial Park

Capstone Commercial

Lots and labels visible on plat:
- OUTLOT Z — 0.49 ACRES
- STREET LOT B — 3.18 ACRES
- 155TH STREET
- LOT 1 — 3.05 ACRES
- LOT 2 — 1.40 ACRES
- LOT 3 — 1.37 ACRES
- LOT 4 — 1.37 ACRES
- LOT 5 — 1.37 ACRES
- LOT 6 — 1.37 ACRES
- LOT 7 — 1.37 ACRES
- LOT 8 — 1.37 ACRES
- LOT 9 — 1.37 ACRES
- LOT 10 — 1.37 ACRES
- LOT 11 — 1.37 ACRES
- LOT 12 — 2.13 ACRES
- LOT 13 — 5.00 ACRES
- LOT 14 — 6.34 ACRES
- LOT 15 — 6.34 ACRES
- LOT 16 — 6.00 ACRES
- LOT 17 — 6.34 ACRES
- LOT 18 — 10.50 ACRES
- LOT 19 — 14.57 ACRES
- STREET LOT A — 4.19 ACRES
- ROBINSON AVE
- NE HUBBELL AVE
- WARREN ST
- PARCEL 2017-43 (Bk. 16480, Pg. 392)

Parcel Line Table

Line #	Length	Direction
L1	120.36	N43°22'26.24"E
L2	60.76	S43°22'26.24"W
L3	5.12	S89°45'14.10"W
L4	5.25	N89°45'14.10"E
L5	60.58	S23°27'47.98"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	51.96	45.00	67°30'47"	S67°59'04"E	45.11	34.22
C2	367.66	540.00	38°31'42"	S19°47'04"E	360.70	191.37
C3	47.16	45.00	60°03'42"	S45°13'03"E	42.47	26.02
C4	219.03	275.00	45°38'46"	N66°28'51"E	213.27	113.84
C5	47.12	45.00	60°00'00"	N14°44'32"W	42.42	26.00
C6	23.23	45.00	48°11'33"	N75°30'51"E	24.49	13.42
C7	256.42	60.00	276°32'46"	N43°10'29"E	80.00	53.87
C8	23.84	34.52	41°26'10"	S22°39'51"E	24.49	13.32
C9	47.12	45.00	60°00'00"	N68°15'29"E	42.42	26.00
C11	175.67	470.00	21°20'22"	N64°18'34"E	174.80	88.56
C12	168.32	530.00	21°20'22"	S54°01'36"N	167.17	100.33
C13	176.62	475.00	21°32'21"	S54°07'58"N	175.78	89.47
C14	267.70	350.00	45°28'48"	S68°29'51"N	260.43	141.71
C15	47.94	30.00	89°50'19"	S44°40'05"N	42.42	29.87

FIELDS DESIGN SERVICES
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Scale in Feet
1" = 100'
-100   0   100   200

BONDURANT IP PLAT 2
S29-T80N-R22W
BONDURANT, IA
PRELIMINARY
1/4 DAY   1"=100'   12.14.2023   23-138
C2 - PRE-PLAT LAYOUT SHEET