

ENDEAVOR DEVELOPMENT

EXPERIENCE BRAND-NEW INDUSTRIAL WAREHOUSE SPACE,
AVAILABLE FOR SALE OR LEASE NOW



I-35 DISTRIBUTION CENTER

7055 - 7125 SE DELAWARE, ANKENY, IA

JONES LANG LASALLE BROKERAGE, INC.,
A LICENSED REAL ESTATE BROKER



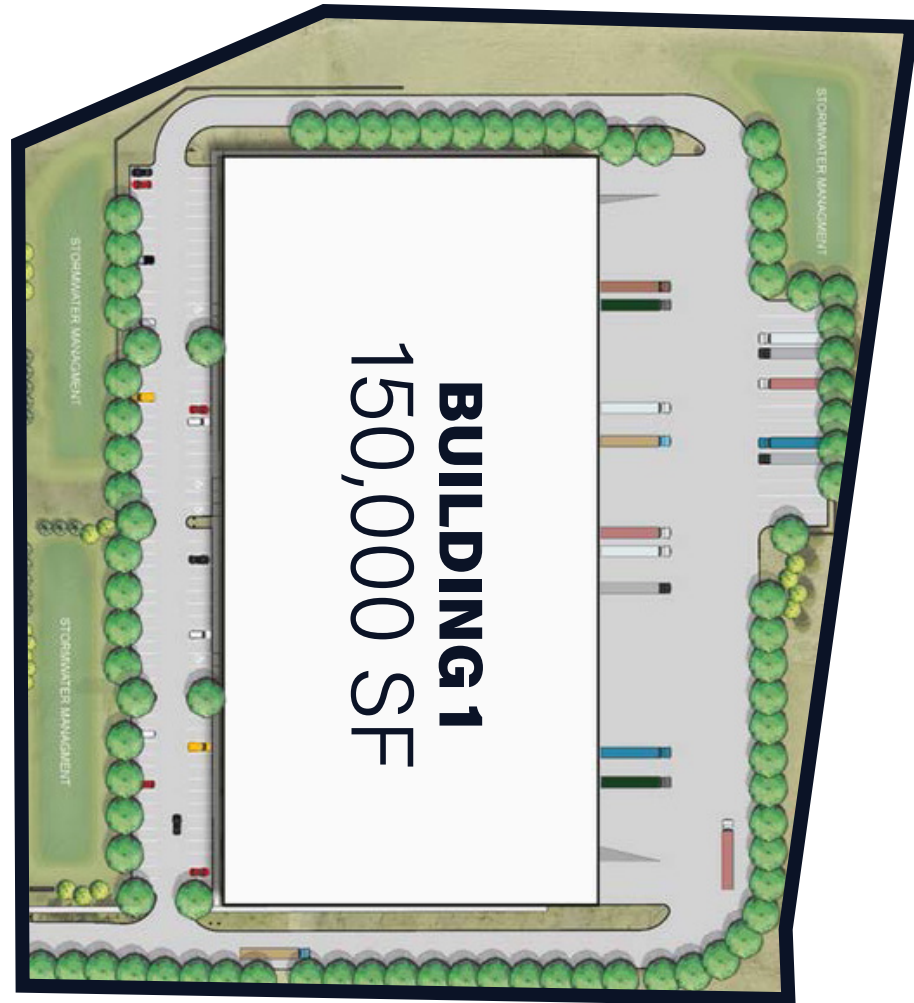
DISCOVER OUR SPECULATIVE WAREHOUSE DEVELOPMENTS

Strategically positioned within a premier industrial corridor, this property boasts proximity to industry leaders such as Kreg Tool, Bridgestone, and a diverse array of local, regional, and national enterprises. This state-of-the-art distribution centers offer seamless connectivity to Interstates 35 and 80, ensuring efficient goods transportation throughout the Midwest. Moreover, the convenient access to Des Moines International Airport enhances logistics capabilities, facilitating air freight options across the United States and beyond.



SITE PLAN

I-35 DISTRIBUTION CENTER



I-35



I-35 DISTRIBUTION CENTER BUILDING SPECS

Lease Rate	\$6.50/PSF NNN
Sale Price	Negotiable
Yr 1 OPEX Estimate	\$0.95/SF
Building SF (Avail.)	150,000 SF
Office SF	2,000 SF (Expandable)
Year Built	2023

Lot Acreage	11.92 Acres
Clear Height	32'
Dock Doors	14 (ability to expand as needed)
Drive-In	2
Sprinkler System	ESFR
Power	3-Phase, 480 Volt, 2,000 AMPS

Trailer Parking	15 Stalls
Auto Parking	107 Stalls
Lighting	LED high-bay lighting providing 30 FC (assuming no racking)
Roof	60 mil EPDM
Building Dimension	300' x 600'
Column Spacing	50' x 50'

OUR STRATEGIC ADVANTAGE

ANKENY



POPULATION

20,612 | **3 MILES**
108,038 | **5 MILES**
416,277 | **10 MILES**



HOUSEHOLDS

7,893 | **3 MILES**
42,206 | **5 MILES**
167,411 | **10 MILES**



MEDIAN HH INCOME

\$78,837 | **3 MILES**
\$68,631 | **5 MILES**
\$73,867 | **10 MILES**

CORPORATE NEIGHBORS

Ankeny





I-35 DISTRIBUTION CENTER

MARCUS R. PITTS, CCIM, SIOR

SENIOR MANAGING DIRECTOR

+1 515 556 4727

marcus.pitts@jll.com

AUSTIN HEDSTROM, SIOR

EXECUTIVE VICE PRESIDENT

+1 515 414 1767

austin.hedstrom@jll.com

TANNER HEDSTROM

VICE PRESIDENT

+1 515 745 2734

tanner.hedstrom@jll.com

About JLL For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 111,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY™. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

