

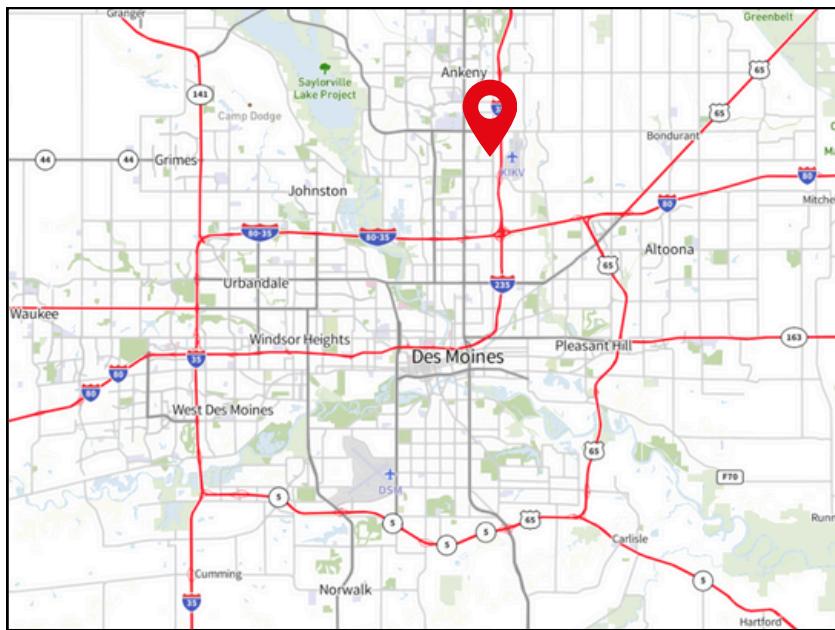


111,125 SF  
**Industrial facility**



# For sublease

4602 SE Delaware Avenue | Ankeny, Iowa 50021



## Availability overview

Available: 111,125 SF

Sublease rate: Contact broker for pricing

Est. OPEX: Available upon request

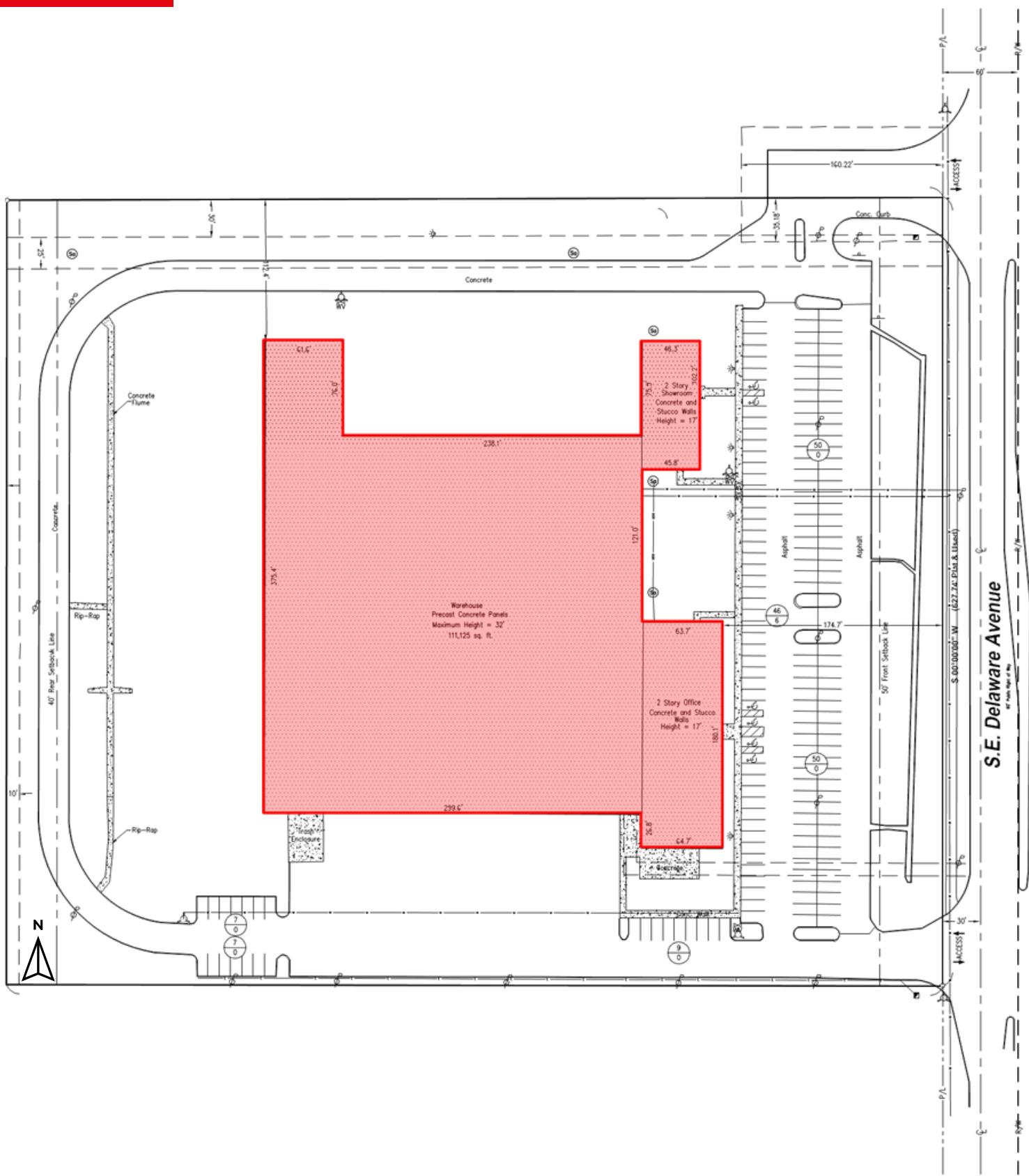
Sublease expiration: 12/31/2032

- Available for occupancy on 6/1/2026
- Flexible lease terms
- Office SF: +/- 11,590 SF
- Retail/showroom: +/- 4,734 SF
- Dock doors: 19
- Drive-in doors: 1 (12' x 14')
- Clear height: 22'
- Power: 3-phase 480V
- Trailer parking: 10 spots
- ESFR sprinkler system
- Existing chemical room

# 4602 SE Delaware Ave



## Floor plan



# 4602 SE Delaware Ave



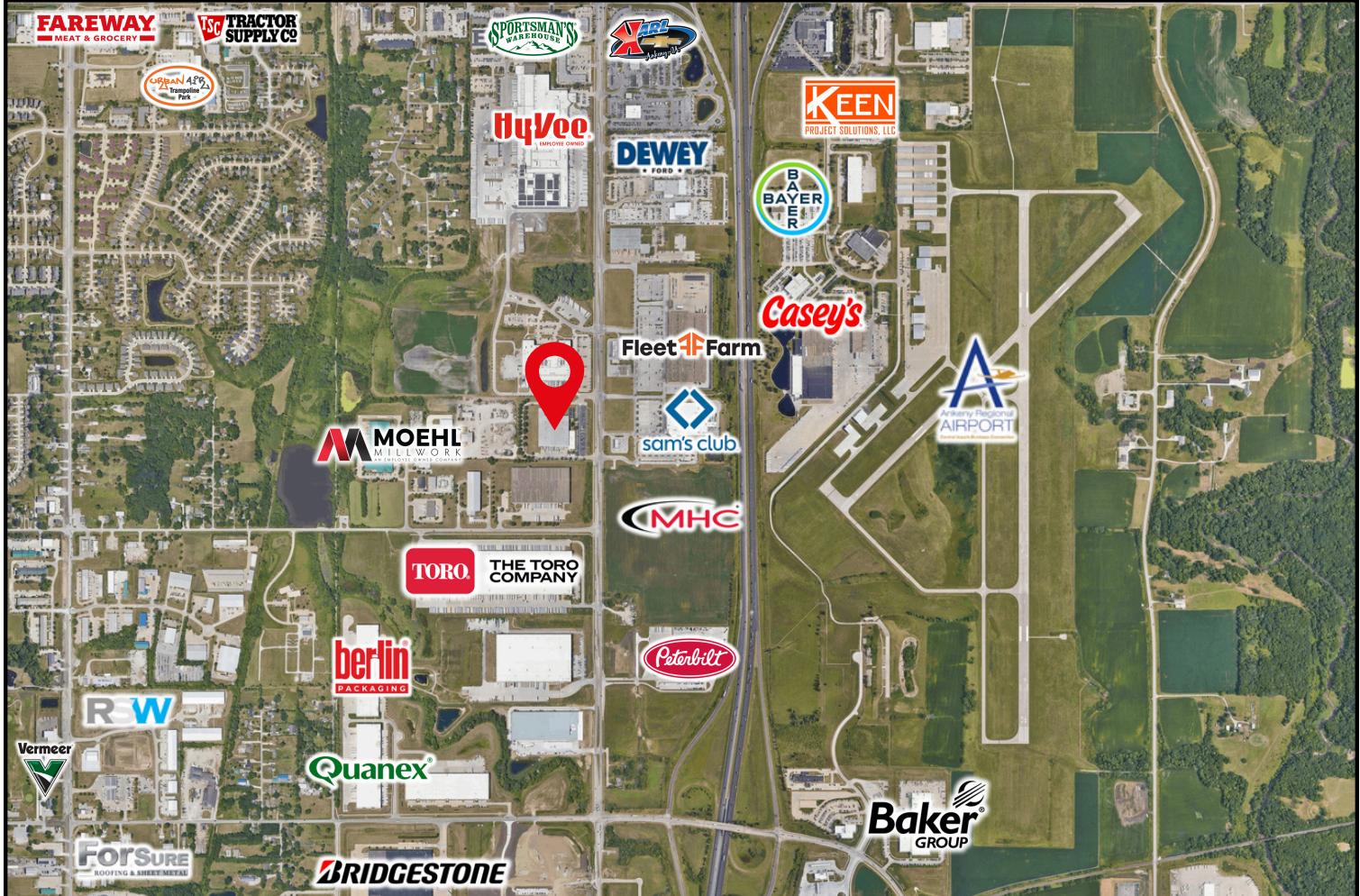
## Images



# 4602 SE Delaware Ave



Ankeny, Iowa 50021



## Contact

**Austin Hedstrom, SIOR**  
Executive Vice President  
+1 515 414 1767  
austin.hedstrom@jll.com

**Tanner Hedstrom**  
Vice President  
+1 515 745 2734  
tanner.hedstrm@jll.com

**Marcus R. Pitts, CCIM, SIOR**  
Senior Managing Director  
+1 515 556 4727  
marcus.pitts@jll.com

[jll.com/des-moines](http://jll.com/des-moines)

Jones Lang LaSalle Americas, Inc., a licensed real estate broker in 48 states | DISCLAIMER Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle IP, Inc. All rights reserved.