

# Flex space FOR LEASE

Office/Warehouse/Flex

The logo for BMR Group, featuring the letters 'BMR' in a bold, white, sans-serif font inside a black rectangular box. The box is set against a red triangular background that points downwards and to the right.

## Building

- Zoned Light Industrial
- 12x14 Insulated Overhead Doors
- LED Lighting
- Fully Sprinkled
- Heated
- Steel Frame Construction
- Ample On-Site Parking in the business park
- Single & 3 Phase Power
- Easy Interstate Access

Option 1: 1,650 sq feet

Option 2: 3,100 sq feet

Option 3: 3,300 sq feet

Option 4: 6,400 sq feet

\*each bay is 1,650 SQ feet and has 1 Qty overhead doors, 1 Qty walk in door and 1 Qty window.

- Each tenant space will be provided a bathroom, 1Qty Reznor/heat)
- NNN (common area maintenance and taxes) paid by lessee. Current estimated CAM is \$250.00 per bay (1 bay=1650sq feet).
- Tenant Responsible for Electric, Gas, Water, Internet, & Phone
- Outdoor parking is available in front of your rented space and additional outdoor storage is optional.
- Concrete Drive and Parking Areas

Locally Owned and Managed • Brian • 515.240.4007 • [brian@bmrgroup.us](mailto:brian@bmrgroup.us) •

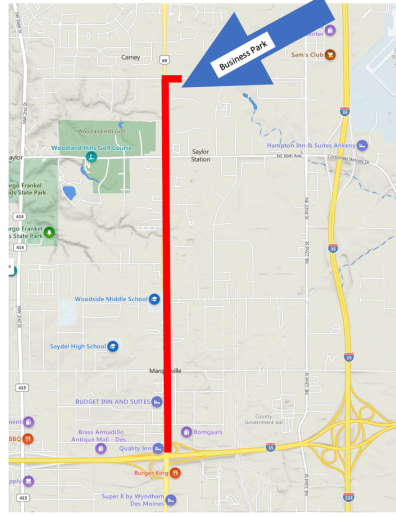
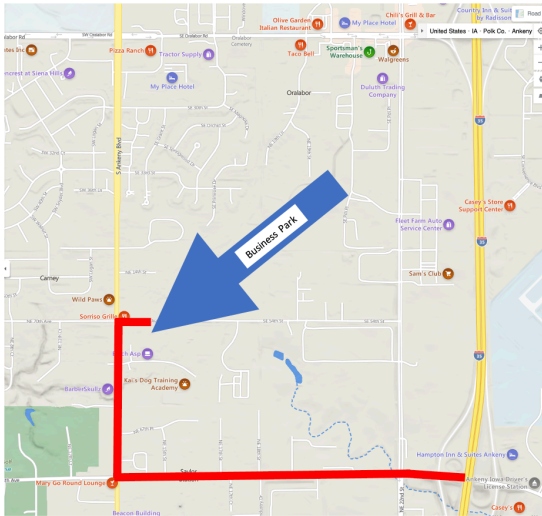
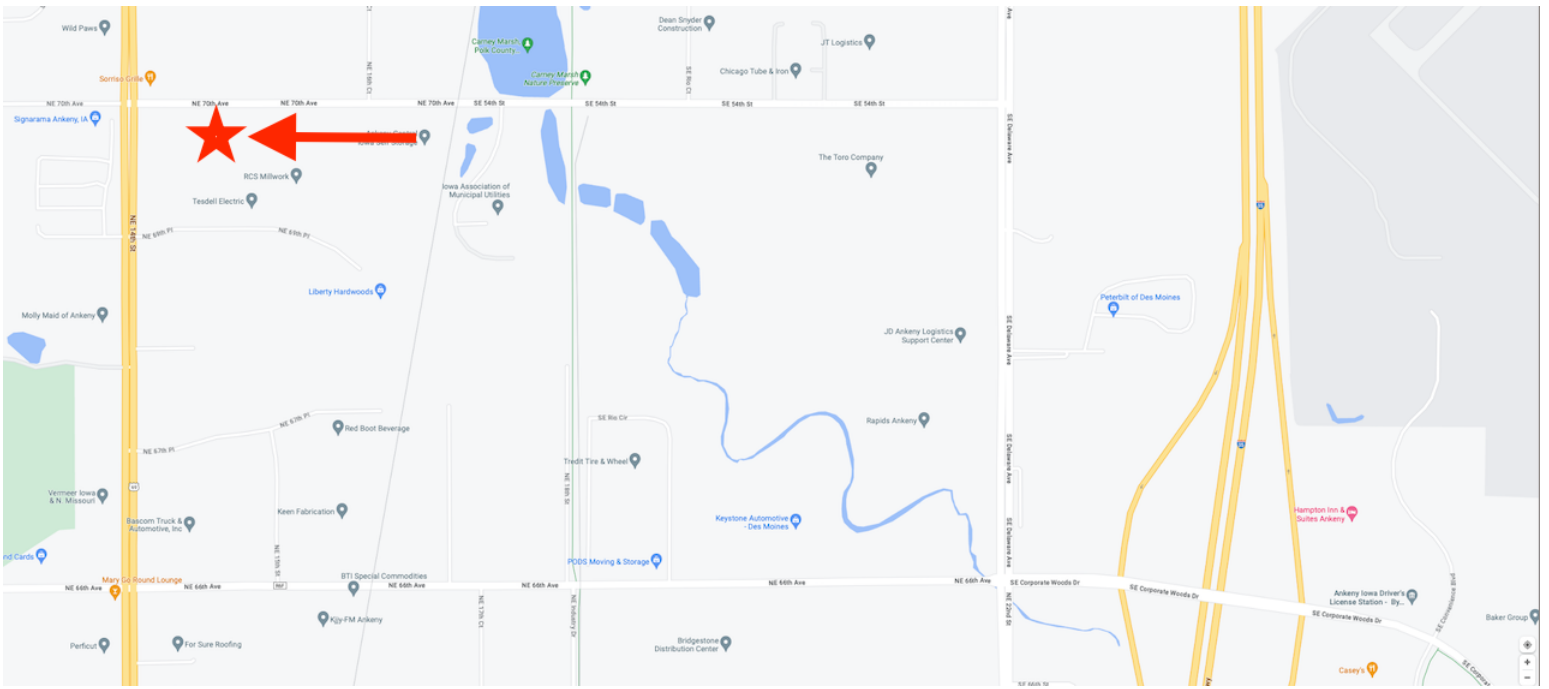


## Location

- Great location **with excellent access to I-35/80**, the building is 2.0 miles from the exit (see picture below)
- All the benefits of being in Ankeny but with Polk County taxes as the building is in Polk County
- Located in Unincorporated Polk County

**1472 NE 69<sup>th</sup> Place Ankeny Ia**

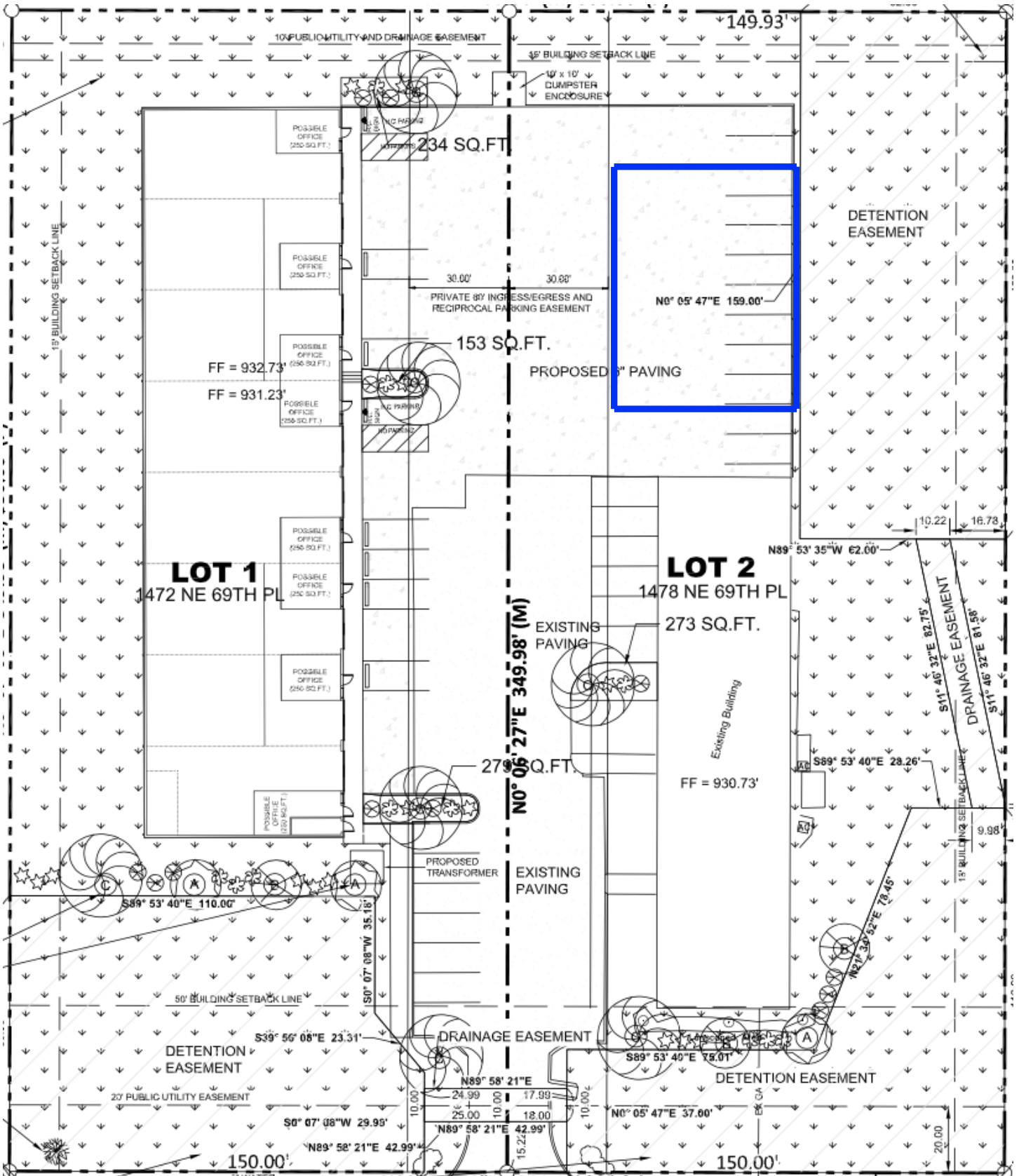
**1471 NE 70<sup>TH</sup> Ave Ankeny Ia**



A triple net lease (triple-net or NNN) is a lease agreement on a property whereby the tenant or lessee promises to pay all the expenses of the property, including real estate taxes, building insurance, and maintenance. These expenses are in addition to the cost of rent and utilities.

**1472 NE 69<sup>th</sup> Place Ankeny Ia**  
**1471 NE 70<sup>th</sup> Ave Ankeny Ia**





\*The blue boxed in areas are truck and trailer parking available for lease. You also have all the parking spots in front of the space you lease, including the space in front of your overhead door.