

FOUR MILE INDUSTRIAL PARK BUILDING II



**PROPOSED 273,000 SF OF HIGH QUALITY
INDUSTRIAL SPACE**
AVAILABLE FOR LEASE OR BUILD-TO-SUIT

[VIEW VIDEO](#)

6821 SE Four Mile Drive Ankeny, IA

CONTACT US:

CBRE

CHRIS PENDROY, CCIM, SIOR

Senior Vice President

+1 515 402 6600

chris.pendroy@cbre.com

Licensed in the State of Iowa

GRANT WRIGHT, CCIM

First Vice President

+1 515 745 5113

grant.wright@cbre.com

Licensed in the State of Iowa

PROPERTY DETAILS



BUILDING SPECIFICATIONS



273,000 SF | 260' X 1,050'
50' X 50' SPACING WITH 60' SPEED BAY
32-FT CLEAR HEIGHT WITH LED
LIGHTING & ESFR SPRINKLER

FUTURE PARKING – 5.4 ACRES TOTAL

- NORTH – 1.9 ACRES
- SOUTHWEST – 2.4 ACRES
- SOUTHEAST – 1.1 ACRES



NEW INSULATED PRE-CAST CONSTRUCTION



4000 AMP ELECTRICAL
(480V - THREE PHASE)



17 DOCK DOORS; 4 DRIVE-IN DOORS +
45 KNOCKOUT PANELS



HANGING GAS FORCED UNIT HEATERS



HIGHLY-VISIBLE TENANT SIGNAGE

LEASE RATE



NEGOTIABLE



TAX ABATEMENT AVAILABLE -
5 YEAR SLIDING SCALE



OFFICE - BUILD-TO-SUIT



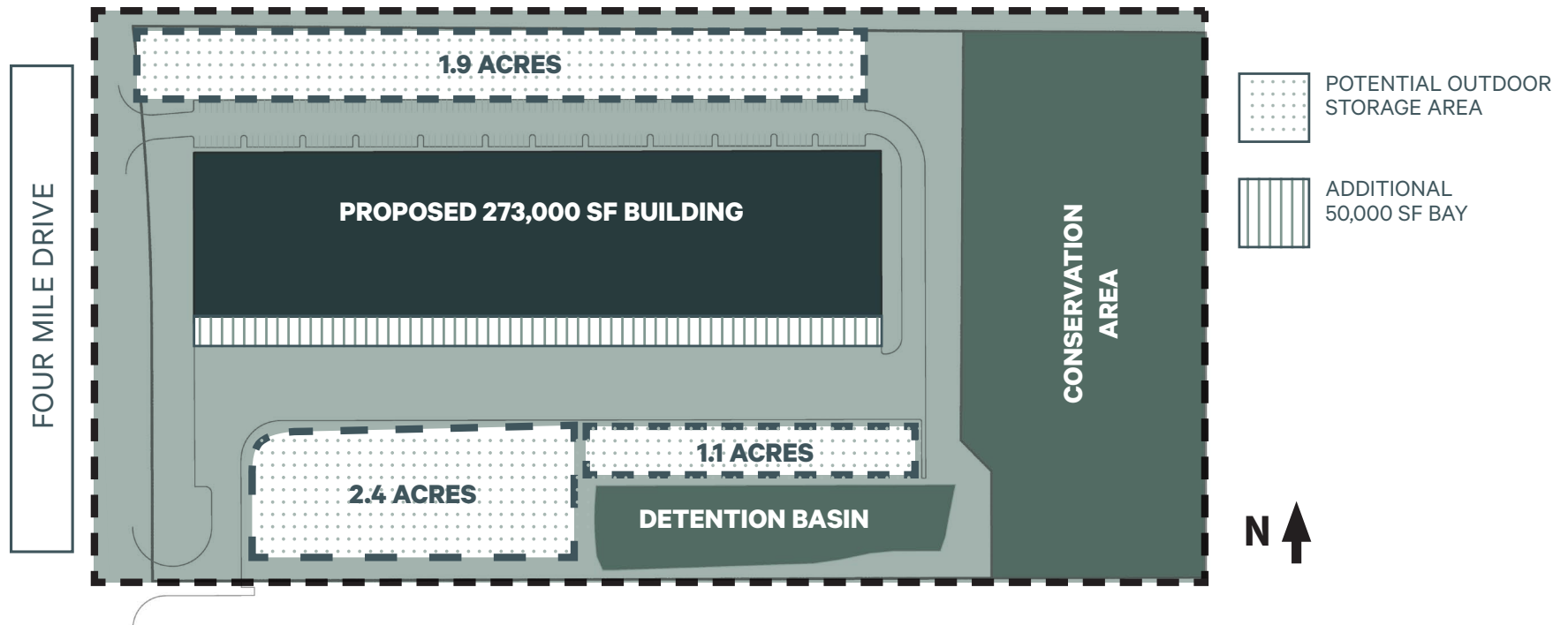
WILL DEMISE



DEVELOPMENT OVERVIEW SITE PLAN



CBRE



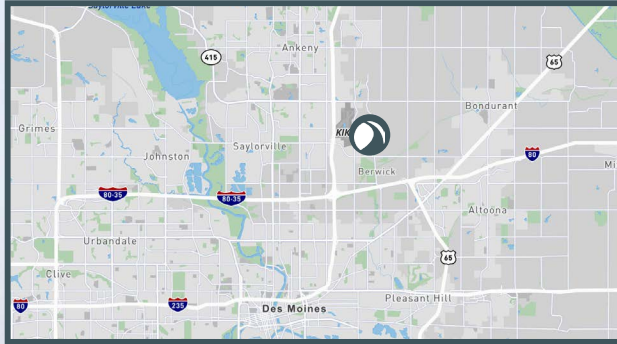
SITE FEATURES

- + New construction
- + Multi-tenant distribution center offering occupants with modern warehouse features and exceptional truck loading
- + Excellent access to I-35 from Corporate Woods Dr and Oralabor Rd
- + Trailer/outdoor storage available
- + Additional area available for trailer storage, additional parking, or building expansion
- + Zoned: M-1 Industrial
- + Expandable additional 50,000 SF by adding 50' X 1,050' bay

CONNECTED LOCATION



CBRE



3.5 MILES TO I-35

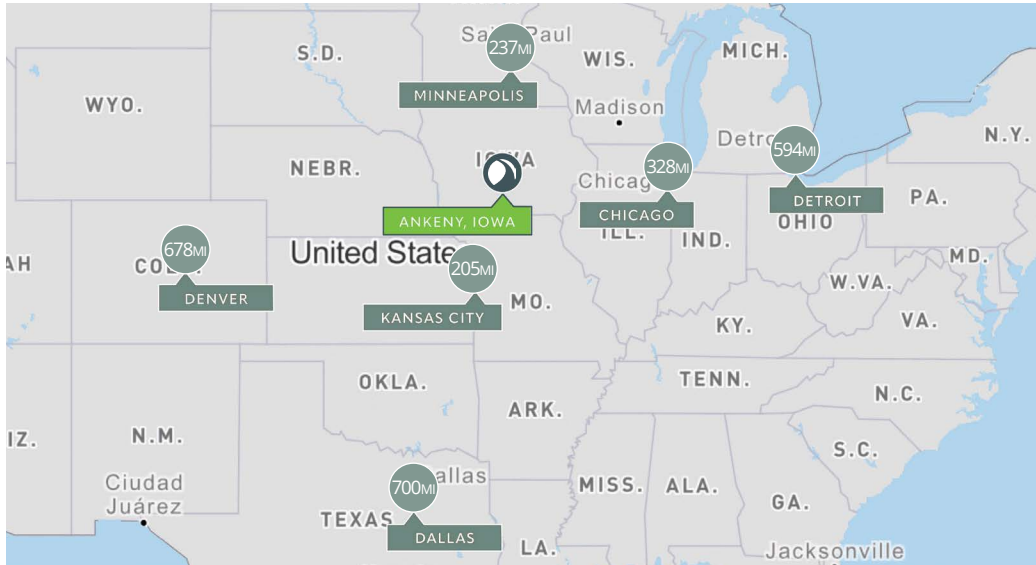
6.5 MILES TO I-80 & I-235

11 MILES TO DOWNTOWN DES MOINES

EXCELLENT ACCESS TO I-35
VIA CORPORATE WOODS DRIVE OR ORALABOR ROAD



WHY ANKENY & DES MOINES



DES MOINES MSA | POPULATION & LABOR



699,292
(2019 MSA)

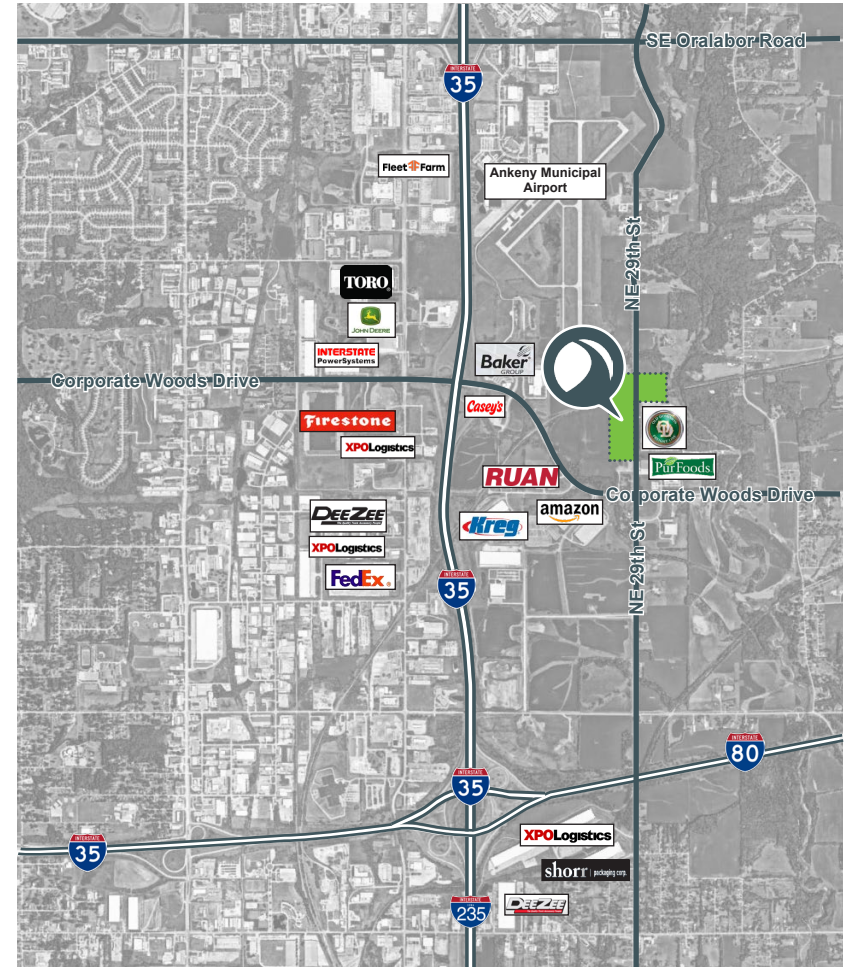
Sources: US Bureau of Labor Statistics



3.6%
Unemployment Rate

Source: The Des Moines Register

Job market increase of 2.7% over the last year and future job growth over the next 10 years predicted to be 27.4%.



ANKENY: A RAPIDLY GROWING SUBURB

- Ankeny grew by nearly 48%, attracting nearly 22,000 residents since 2010 with a current population of 67,355
- Ankeny Regional Airport (IKV) is the third busiest airport in Iowa and is the base for over 200 general aviation aircrafts

©2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_January2023.

