



CALIBER

COMPANY



ALBAUGH AIRPORT INDUSTRIAL FOR SALE, FOR LEASE, AND BUILD TO SUIT

JUSTIN WASHBURN
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PROPERTY DESCRIPTION

Positioned just behind the Ankeny Airport with M-1 zoning, this versatile 22.08-acre industrial site offers convenient access to I-35 (1 mile) and I-80/I-235 (5 miles) for smooth distribution and warehousing operations. Parcels ranging from 2.00 to 8.00 acres are available for sale or build-to-suit, providing flexible solutions for your business.

Additionally, a 56,000 SF industrial building is planned on lots 7-9, slated for lease in 2025. Don't miss the opportunity to establish or expand in this highly accessible and adaptable location. Contact us to learn more!



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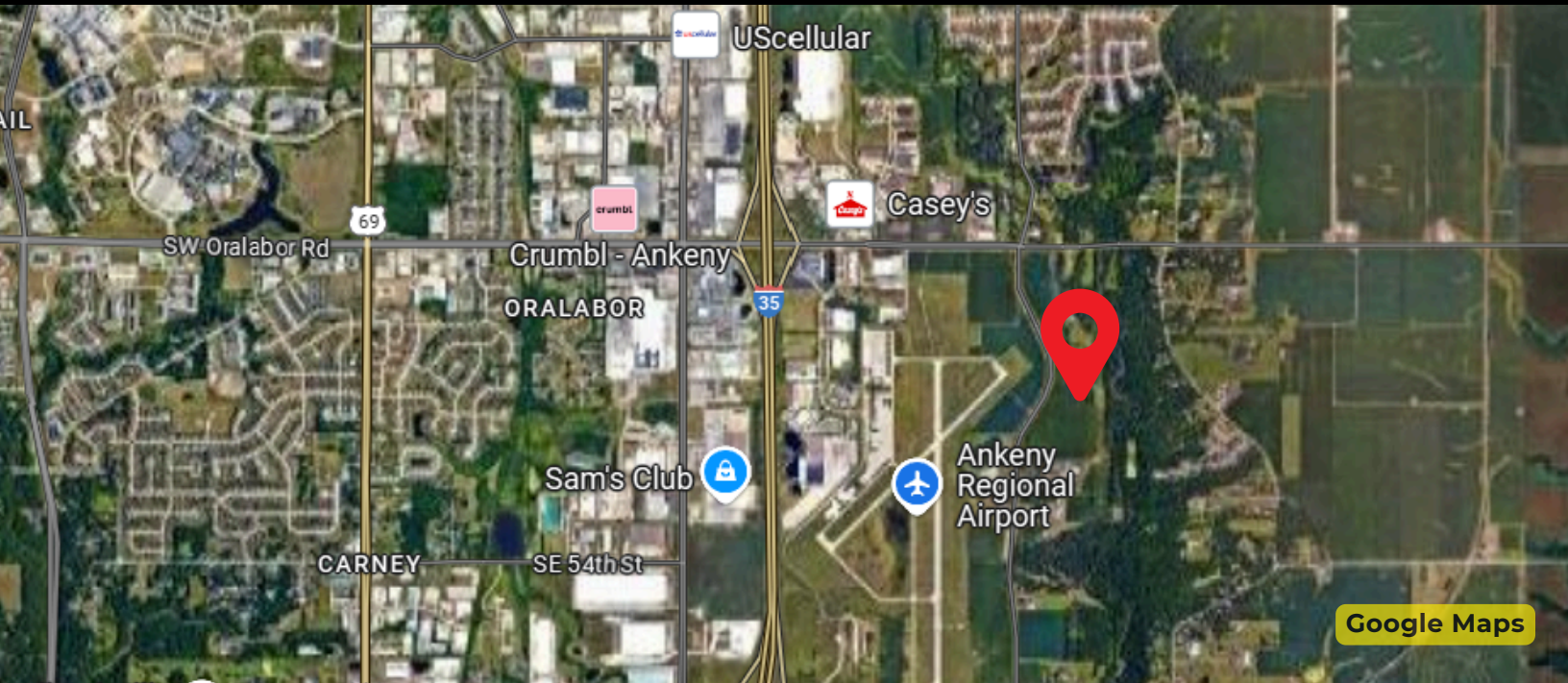
OFFERING SUMMARY

Lot 1: 6.89 Acres	\$6.00/ PSF
Lot 2: 2.22 Acres	\$6.00/ PSF
Lot 3: 2.63 Acres	\$6.00/ PSF
Lot 4: 6.73 Acres	SOLD
Lot 5: 8.29 Acres	\$6.00/ PSF
Lot 6: 3.44 Acres	\$6.00/ PSF





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DEMOGRAPHICS

POPULATION	3 MILE	5 MILES	10 MILES
Total Population	21,174	112,232	410,130
Average Age	37.8	36.9	36.3
Population Growth (annual)	1.10%	1.22%	1.35%

HOUSEHOLDS & INCOME	3 MILE	5 MILES	10 MILES
Total Households	8,198	43,041	161,967
# of Persons per HH	2.45	2.55	2.48
Average HH Income	\$72,793	\$77,156	\$87,731



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LISTING AGENTS



DIRECTOR OF REALTY

JUSTIN WASHBURN

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SALES AGENT

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NE 78th Ave & SE Four Mile Drive.