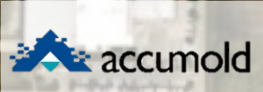


SE Oralabor Rd.

INTERSTATE
35



SITE
± 22 Acres

SE Four-Mile-Dr.



Ankeny Airport Industrial Land

The Crossroads of America at SE Oralabor & SE Four Mile Dr.

For Lease, Sale, or Build-to-Suit

± 22 Acres – 307,800 SF | Industrial or Flex | Ankeny, IA 50021

Jones Lang LaSalle Brokerage, Inc., a licensed real estate broker in 48 states



Property details

Built-to-Suit:	Up to 307,800 SF
Development type:	Industrial/distribution/warehouse Flex
Zoning:	M-1 Zoning
Access:	Interstate 35 < 1 miles Interstate 80 < 5 miles Interstate 235 < 5 miles
Regional proximity:	Ames 28 miles Cedar Rapids 115 miles Omaha 140 miles Kansas City 202 miles Minneapolis 235 miles
Sale price:	Call broker for pricing
Lease Rate:	Negotiable

Ankeny Airport
Industrial Land



**±1
miles
to I-35**



**±4.4 miles
to FedEx
Freight
facility**



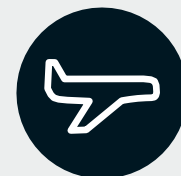
**±4.6 miles
to UPS
Freight
facility**



**±5.5
miles
to I-80**



**±.9 miles
to Ankeny
Regional
Airport**



**±15.7 miles
to Des Moines
Int'l. Airport**

Corporate neighbors

Ankeny Airport Industrial Land

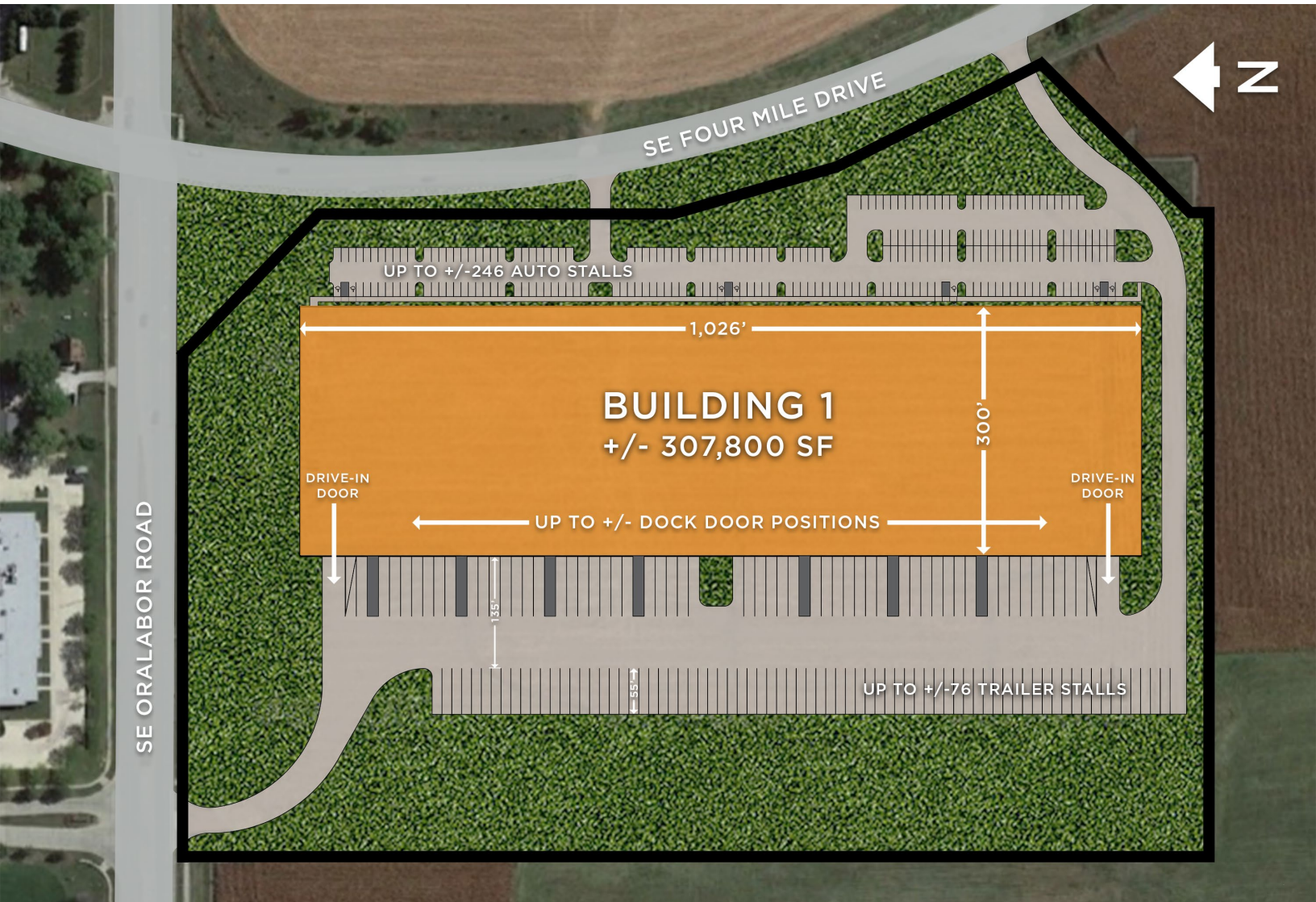
The Crossroads of America at SE Oralabor & SE Four Mile Dr. | Ankeny, IA 50021



Ankeny Airport Industrial Land

The Crossroads of America at SE Oralabor and SE Four Mile Dr.

Conceptual site plan



Property information

Lease Rate: Negotiable
Sale Price: Call broker for pricing
Operating Expenses: TBD
Building SF: +/-307,800 SF
Available SF: +/-307,800 SF
Office SF: BTS
Lot acreage: +/- 22 Acres
Clear Height: 32' – 36'
Dock Doors: 30 (expandable)

Drive-In Doors: +/- 2
Sprinkler System: ESFR
Power: 480v; 3-phase
Trailer Parking: +/- 76 Stalls
Auto Parking: +/- 246 Stalls
Lighting: Per client request
Floor Slab: 7' Concrete Slab
Building dimensions: 300' x 1,026'
Column Spacing: 50' x 50'

Why Ankeny/Des Moines?

Ankeny Airport Industrial Land

The Crossroads of America at SE Oralabor & SE Four Mile Dr. | Ankeny, IA 50021



Premier Submarket

Situated near the I-35/I-80 interchange, Albaugh Industries falls within the North submarket of Des Moines' industrial market. The largest submarket within Des Moines, the North submarket totals 29.2 million square feet and boasts an overall vacancy of 5.6 percent.

Proximity to the regional interstate network and access to a highly qualified and sustainable employment watershed make the North submarket the most desirable industrial sub-sector within the Des Moines market, attracting the region's most notable employers including Bridgestone Tires, John Deere, FedEx, XPO Logistics, Casey's General Store, Tone's Spices, Toro Tractor and Iowa Beverage Systems.

Ankeny/Des Moines MSA Rankings and Recognition

"Greater Des Moines (DSM) is again the fastest-growing major Midwest metro in percentage of population growth, according to the 2020 estimates released by the U.S. Census Bureau."

- Greater Des Moines Partnership

"Ankeny added the most residents of any city in the metro, increasing its population to 67,882 from 45,582. That represents growth of 49% over the decade."

- Des Moines Register

Forbes

Top Ten Place for Business and Careers (2019)

United States[™] Census Bureau

#4 Fastest Growing City in the US (2019)



Small Business Community of the Year (2019)



Best Community To Live in (2020)

THE WALL STREET JOURNAL WSJ

One of Three "Breakout Cities on the Forefront of America's Economic Recovery" (2021)



Top 10 City to Live in After the Pandemic (2021)

U.S. News & World Report

#2 Safest Place to Live (2021)

Forbes Advisor

#11 Most Affordable City to Buy a Home (2021)

LinkedIn

#8 Most Resilient Tech Hub (2021)

WalletHub

#8 Top City Whose Unemployment Rate is Dropping (2021)

CommercialCafe

#7 Best Midwest City for Women in STEM (2021)

Site Selection

#4 Most Sustainable Metro (2021)

SmartAsset

#4 Best Place to Raise Kids (2021)

CompTIA

#4 Rising Star for Tech Jobs (2021)

Area demographics



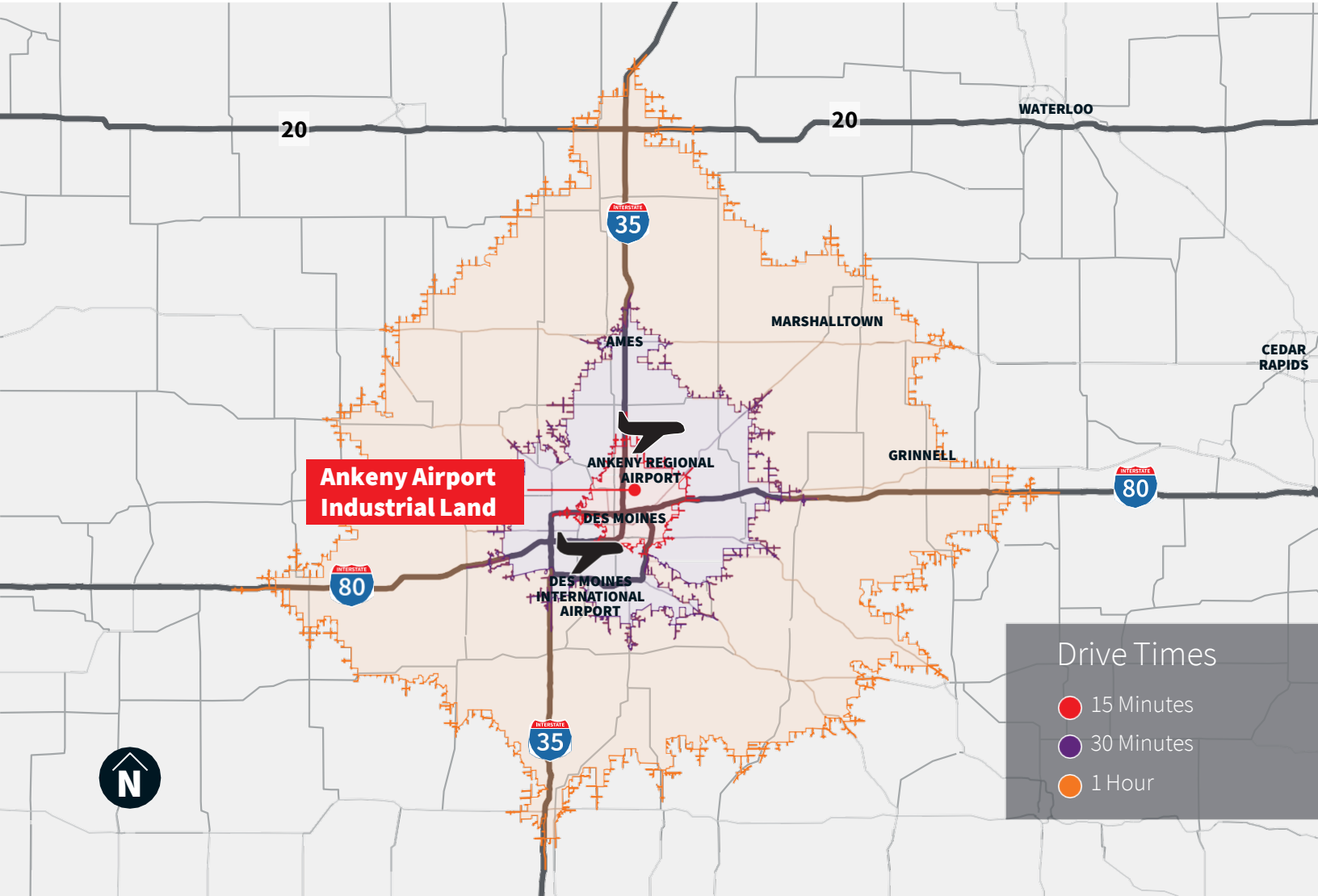
Population	3 Miles	5 Miles	10 Miles
Total population	21,174	112,232	410,130
Median age	37.8	36.9	36.3
Population annual rate (2020-2025)	1.10%	1.22%	1.35%



Households & income	3 Miles	5 Miles	10 Miles
Total households	8,198	43,041	161,967
# of persons per households	2.45	2.55	2.48
Average households income	\$72,793	\$77,156	\$87,731

Demographic data based on Esri forecasts for 2020

Drive times



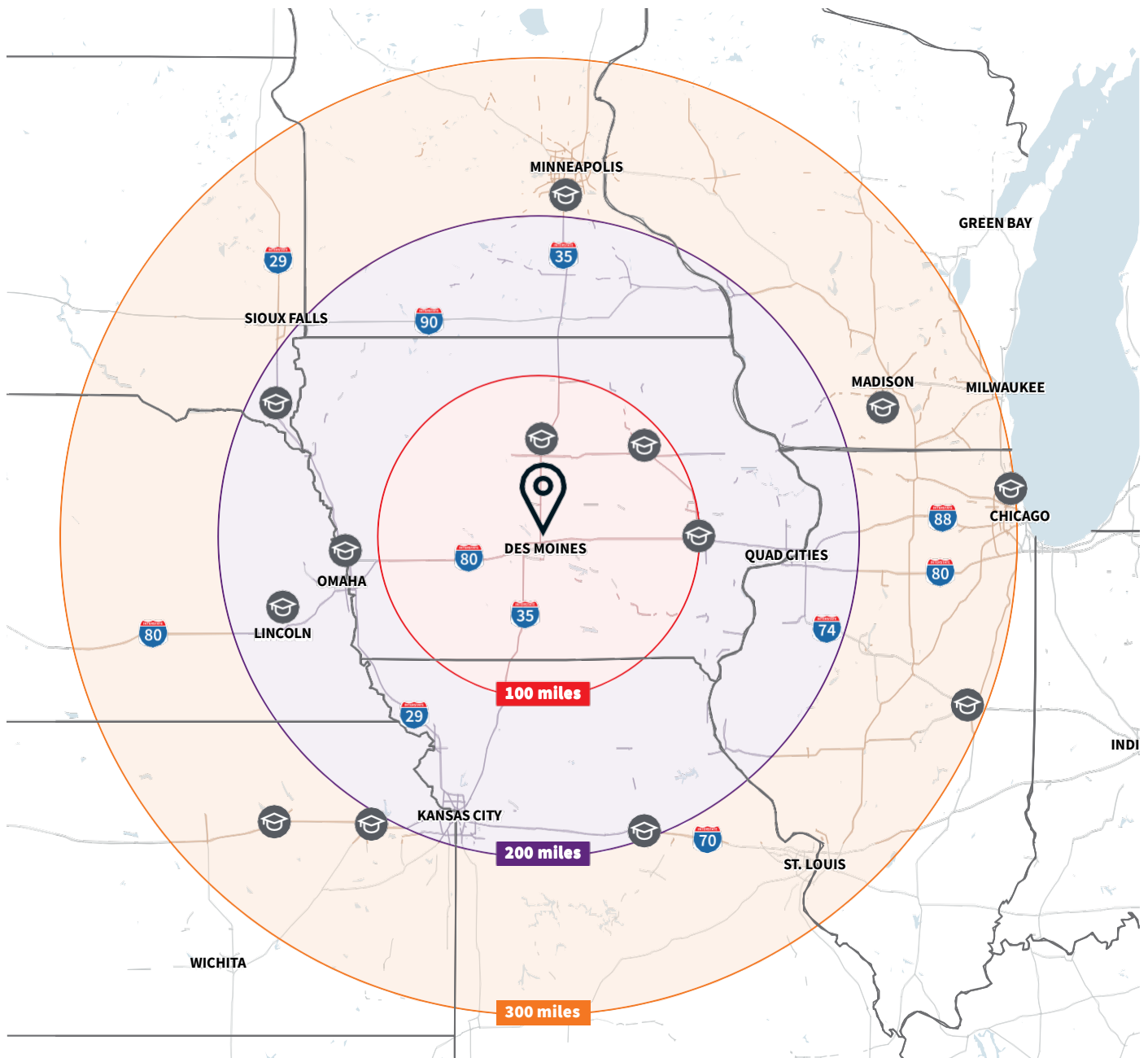
Drive Times

- 15 Minutes
- 30 Minutes
- 1 Hour

Regional location

Ankeny Airport Industrial Land

The Crossroads of America at SE Oralabor & SE Four Mile Dr. | Ankeny, IA 50021



Drive times to nearby cities



- Omaha, NE - 2 hours
- Quad Cities - 2.5 hours
- Kansas City, MO - 3 hours
- Minneapolis, MN - 3.5 hours
- Sioux Falls, SD - 3.5 hours
- Chicago, IL - 5 hours
- St. Louis, MO - 5.5 hours

Drive times to nearby universities



- Iowa State University - 30 minutes
- University of N. Iowa - 1.75 hours
- University of Iowa - 2 hours
- Creighton University - 2 hours
- University of Nebraska - 3 hours
- University of Minnesota - 3.5 hours
- University of Kansas - 3.5 hours
- University of S. Dakota - 3.5 hours
- University of Missouri - 4 hours
- University of Wisconsin - 4.5 hours
- Kansas State University - 4.5 hours
- Loyola University Chicago - 5 hours
- Northwestern University - 5 hours
- University of Illinois - 5 hours



Ankeny Airport Industrial Land

Ankeny, Iowa



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