

# For Lease | Crosswinds Business Park

7305 SE Crosswinds Drive, Ankeny IA 50021

**CBRE**

Broker Incentive: \$.50/SF Procuring Broker Bonus on Top of Co-Broker Listing Fee\*



## Crosswinds Business Park II New High Quality Industrial Space

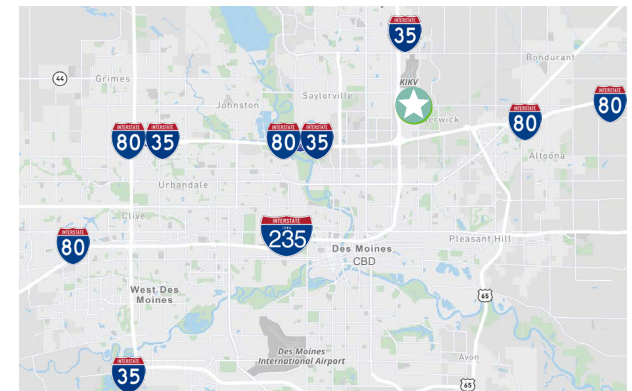
### Available Space

- + 26,520 SF
- + Bay Size 13,000 SF (50' x 260')
- + New Insulated Pre-Cast Construction
- + Exceptional Access to I-35, I-80 & I-235

### Lease Team

- + Lease Rate: \$6.95/SF NNN
- + Tax Abatement
- + Office (spec): 1,400 SF
- + Ready for Immediate Occupancy

\* Qualified leases must be signed before 12/31/25 for 3+ year term.



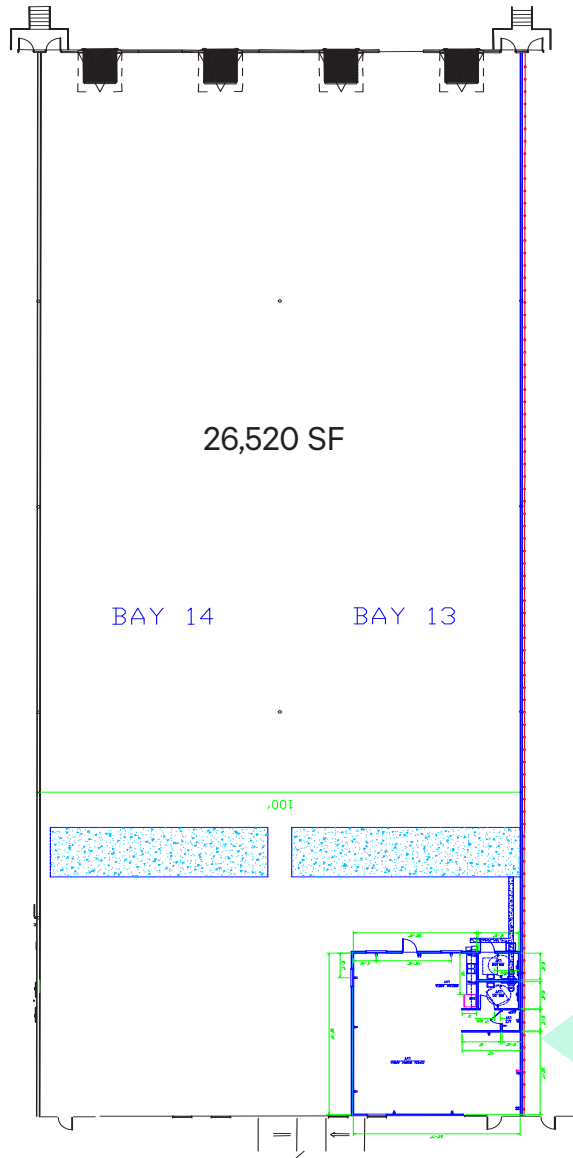
### Chris Pendroy, CCIM, SIOR

Senior Vice President  
+1 515 402 6600  
chris.pendroy@cbre.com  
Licensed in the State of Iowa.

### Grant Wright, CCIM

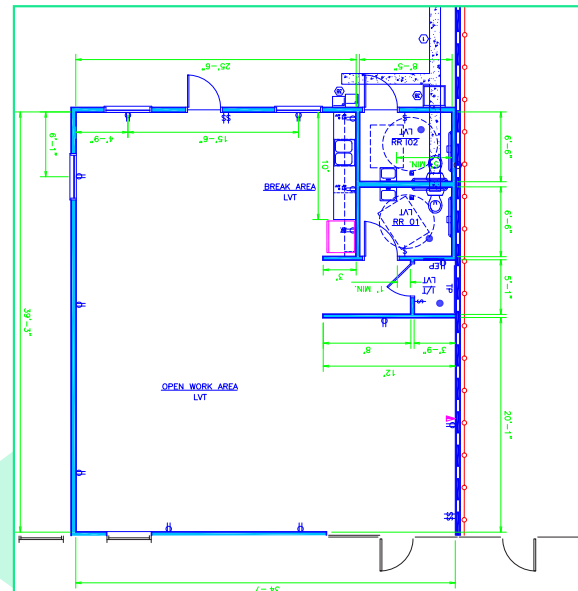
Senior Vice President  
+1 515 745 5113  
grant.wright@cbre.com  
Licensed in the State of Iowa.

# Space Plan



## Building Specifications

Fire Suppression	ESFR	Loading	4 (9'x10') Docks (expandable - Knock-Outs for 2 additional) Drive-in door may be possible
Power	2500 amp electrical (480 V – Three Phase)	Roofing	60 mil TPO roof (R-30)
Bay Spacing	50' X 50' interior 50' x 60' speed bay at loading dock	Signage	Highly-visible lighted, tenant signage
Interior Lighting	LED	Heating	Hanging gas-forced unit heaters
Bay Size	13,000 SF (50' x 260')	Clear Height	32'

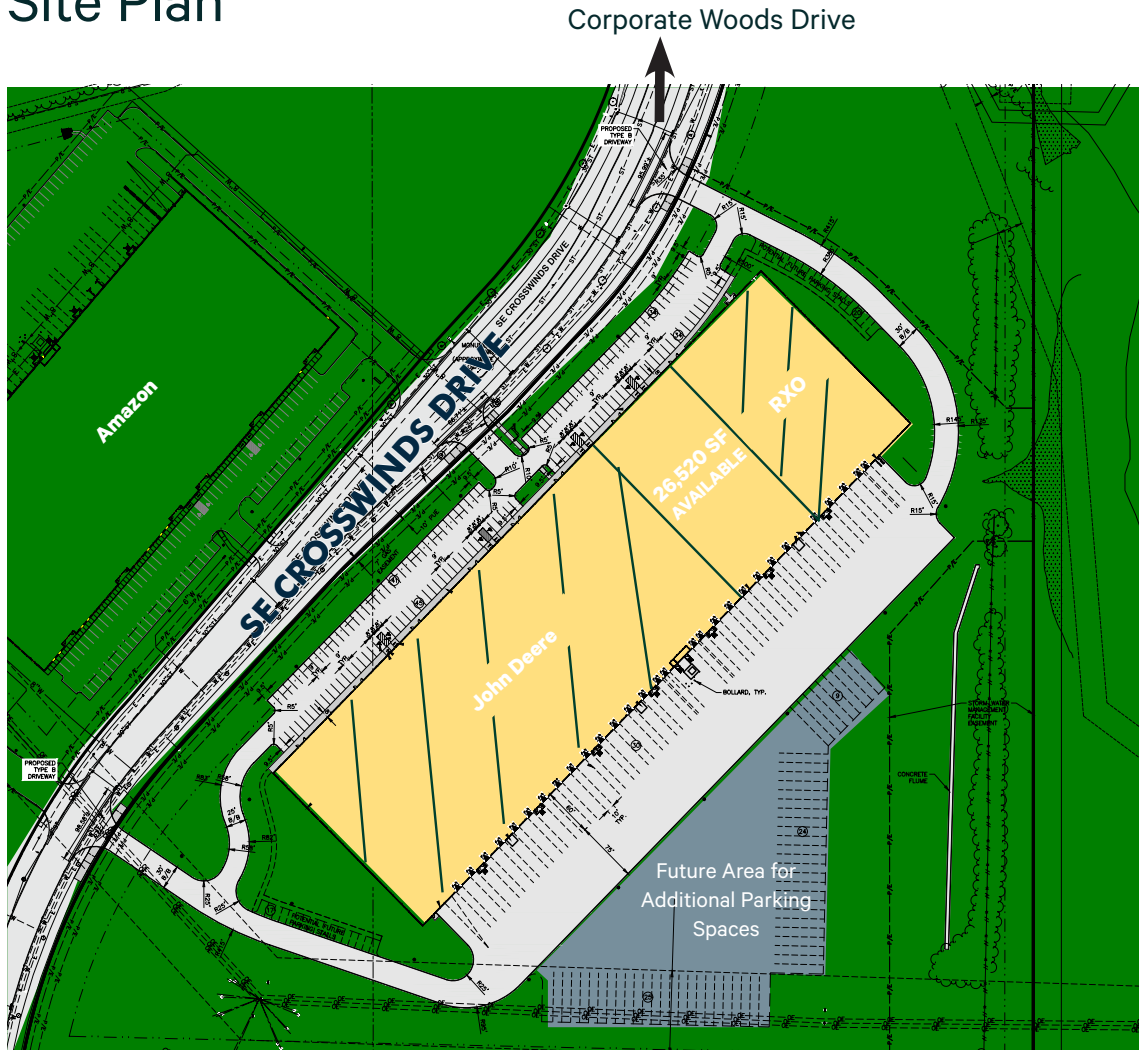


Conceptual Office



# Development Overview

## Site Plan



### Site Features

- + Constructed in 2022
- + Multi-tenant distribution center offering occupants with modern warehouse features and exceptional truck loading
- + Excellent access to I-35 from Corporate Woods Dr.
- + Large truck court with dual access
- + Parking: Approximately 148 spots (.94 per 1000 SF)
- + Area for up to 58 additional Truck or Trailer Storage
- + Truck Court: 135' deep
- + Zoned: PUD

[CLICK HERE FOR PROPERTY VIDEO](#)





Crosswinds Business Park II  
7305 SE Crosswinds Drive | Ankeny IA 50021

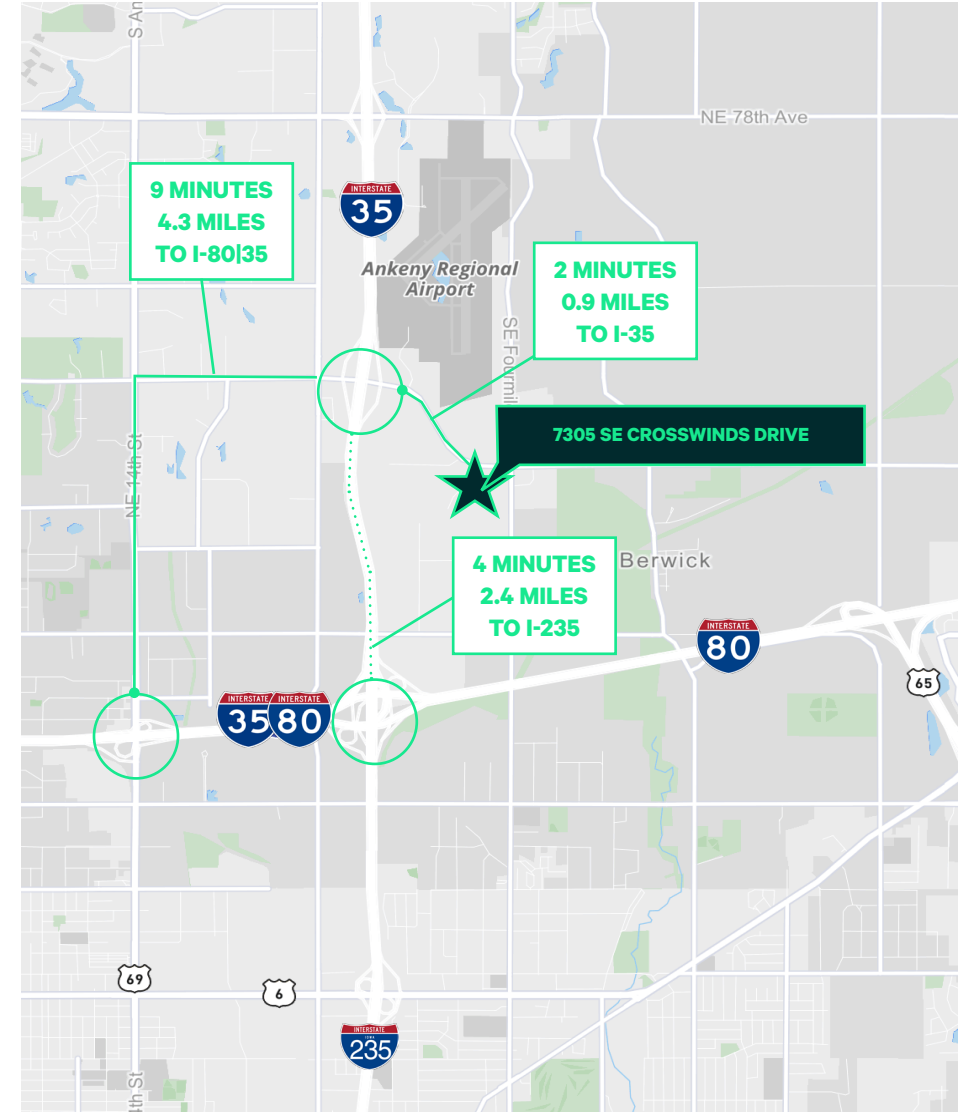
For Lease

# Property & Location

## Location Overview



## Interstate Access



# Why Ankeny & Des Moines


For Lease



## 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.