



FOUR MILE INDUSTRIAL PARK BUILDING III



**PROPOSED 204,750 SF OF HIGH QUALITY
INDUSTRIAL SPACE**
AVAILABLE FOR LEASE OR BUILD-TO-SUIT

[VIEW VIDEO](#)

SE Four Mile Drive Ankeny, IA

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PROPERTY DETAILS



BUILDING SPECIFICATIONS



204,750 SF | 210' X 975'

32-FT CLEAR HEIGHT WITH LED LIGHTING
& ESFR SPRINKLER



NEW INSULATED PRE-CAST CONSTRUCTION



4000 AMP ELECTRICAL
(480V - THREE PHASE)



HANGING GAS FORCED UNIT HEATERS



17 DOCK DOORS (9'X10'); 2 DRIVE-IN DOORS
(12'X16') + 34 KNOCKOUT PANELS



HIGHLY-VISIBLE TENANT SIGNAGE

LEASE RATE



NEGOTIABLE



TAX ABATEMENT AVAILABLE -
5 YEAR SLIDING SCALE



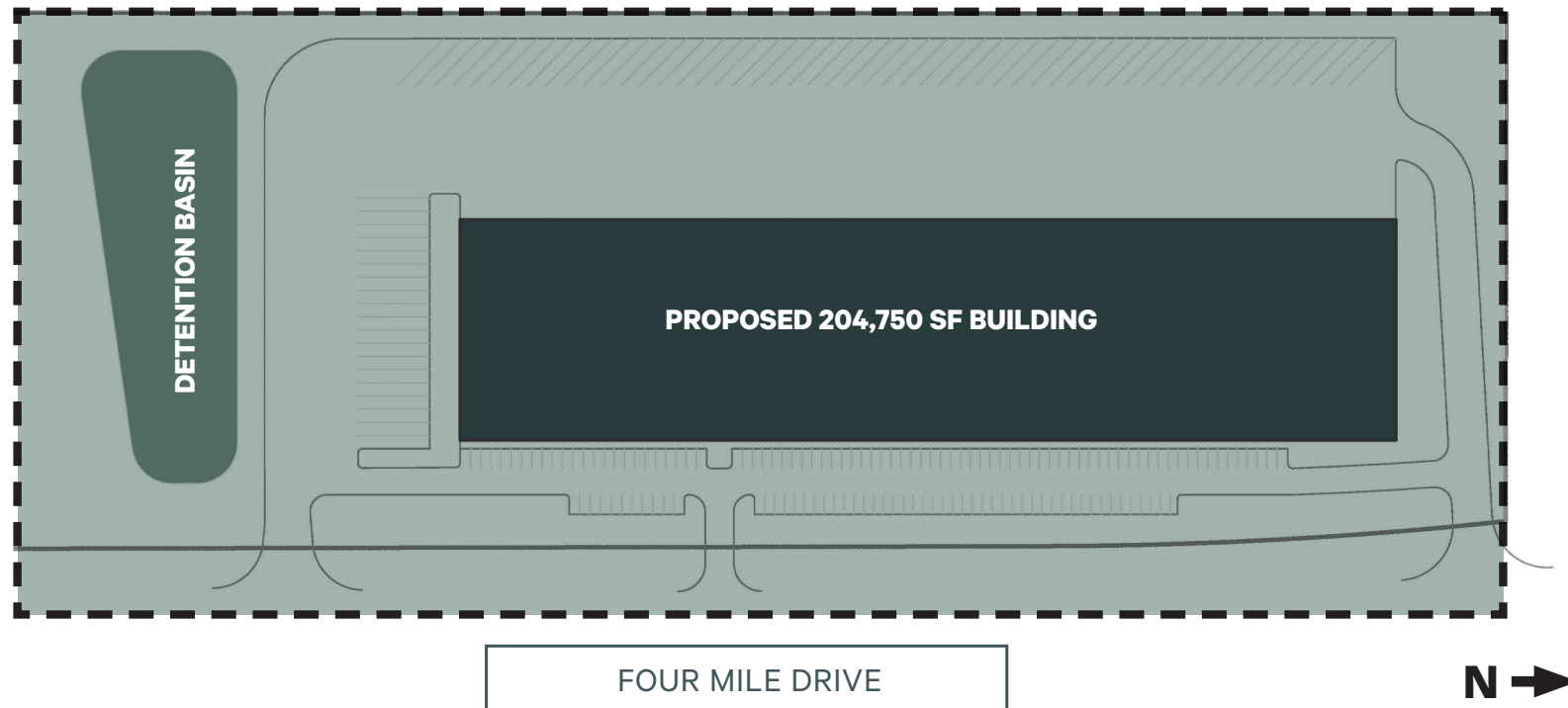
OFFICE - BUILD-TO-SUIT



WILL DEMISE



DEVELOPMENT OVERVIEW SITE PLAN



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

CONNECTED LOCATION



CBRE

11 MILES TO DOWNTOWN DES MOINES

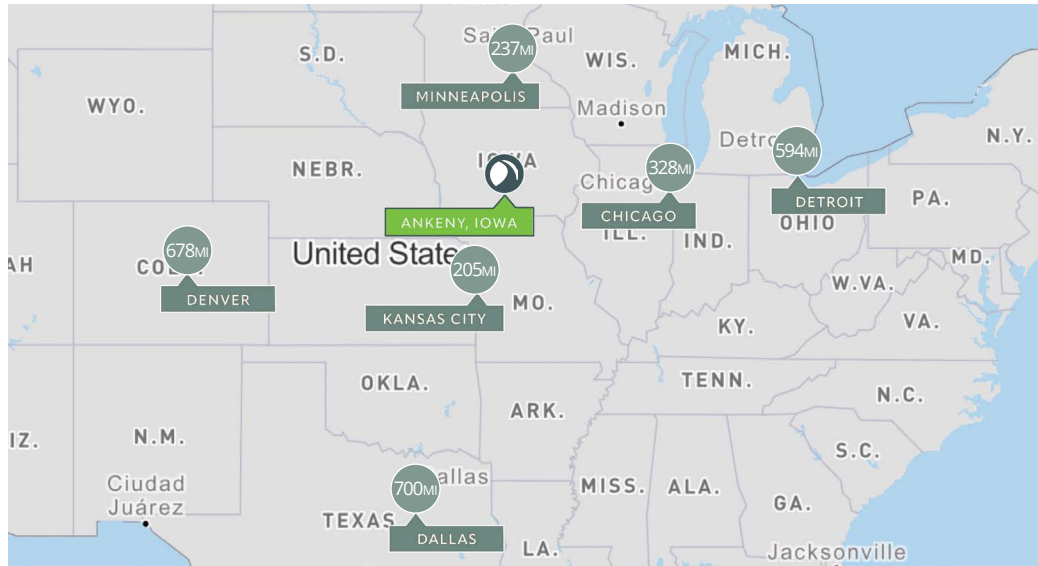
3.5 MILES TO I-35

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

6.5 MILES TO I-80 & I-235



WHY ANKENY & DES MOINES



DES MOINES MSA | POPULATION & LABOR



699,292
(2019 MSA)

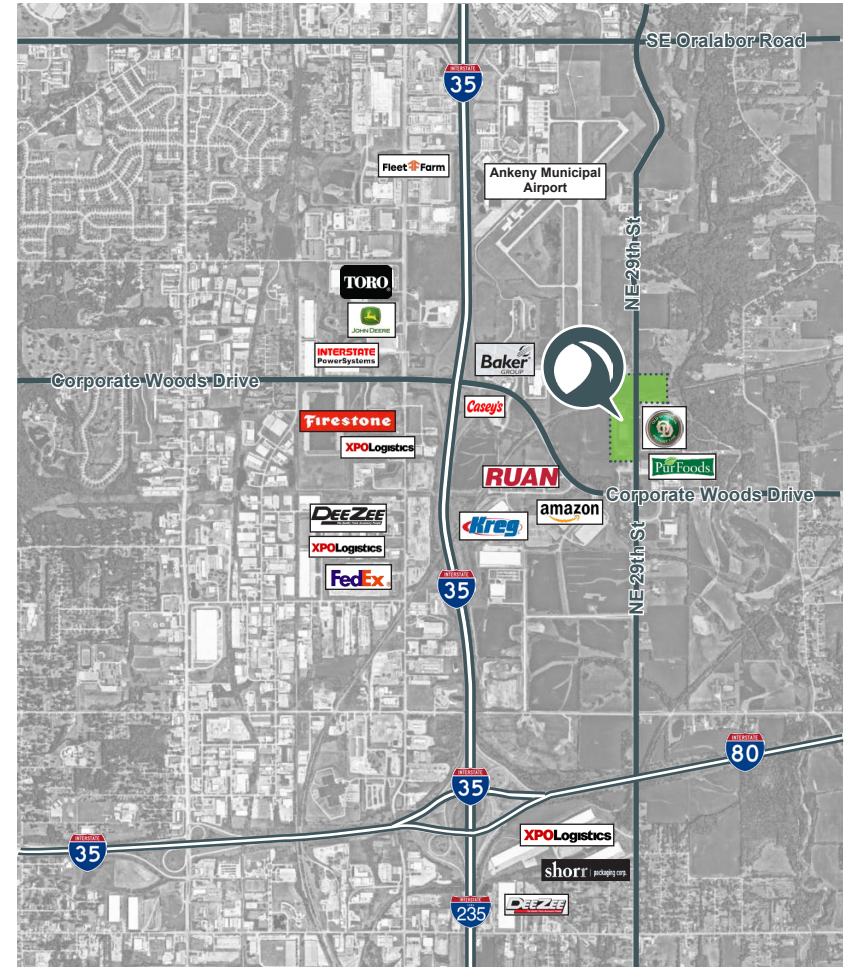
Sources: US Bureau of Labor Statistics



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

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