

FOR LEASE

1010 SE 54TH ST ANKENY, IA 50021



CLASS A WAREHOUSE

202,622 SF TOTAL BUILDING SIZE
AVAILABLE: 60,000 SF
FENCED-IN OUTDOOR STORAGE
AVAILABLE NOW!

LEASE RATE
\$5.50 PSF NNN



BUILDING SPECIFICATIONS

TOTAL AREA: 202,622 SF

AVAILABLE: 60,000 SF

CLEAR HEIGHT: 27'

FIRE SPRINKLERS: ESFR

DOCK DOORS: 23 (10'H X 9'W)

GRADE LEVEL DOORS: 1 - (12' X 16' W)

MAIN BUILDING CONSTRUCTION:

7-1/2" THICK CONCRETE TILT WALL PANELS WITH FOIL RIGID INSULATION APPLIED TO THE INTERIOR FACE. INSULATION HAS A MIN R VALUE OF 10.8.

PARKING SPACES: 30 CARS | 33 TRAILERS

ZONED: M-1 LIGHT INDUSTRIAL DISTRICT

YEAR BUILT: 1996

BUILDING DIMENSIONS: 576' X 360'

COLUMN SPACING: 48' X 50'

TRUCK COURT: 130' DEEP, INCLUDING 60' TRUCK APRON OF 8" CONCRETE OVER 6" AGGREGATE BASE

TRAILER PARKING: 50' DEEP, INCLUDING 15' OF CONCRETE DOLLY PAD AND 35' OF HEAVY-DUTY ASPHALT CONCRETE SURFACE.

ROOF: SINGLE-PLY BALLASTED EPDM INSULATION FACTOR-R-19.0 ROOF DRAINAGE - GUTTER AND DOWNSPOUTS

LIGHTING: H1 HIGH-BAY FIXTURES WITH INTEGRATED OCCUPANCY SENSORS

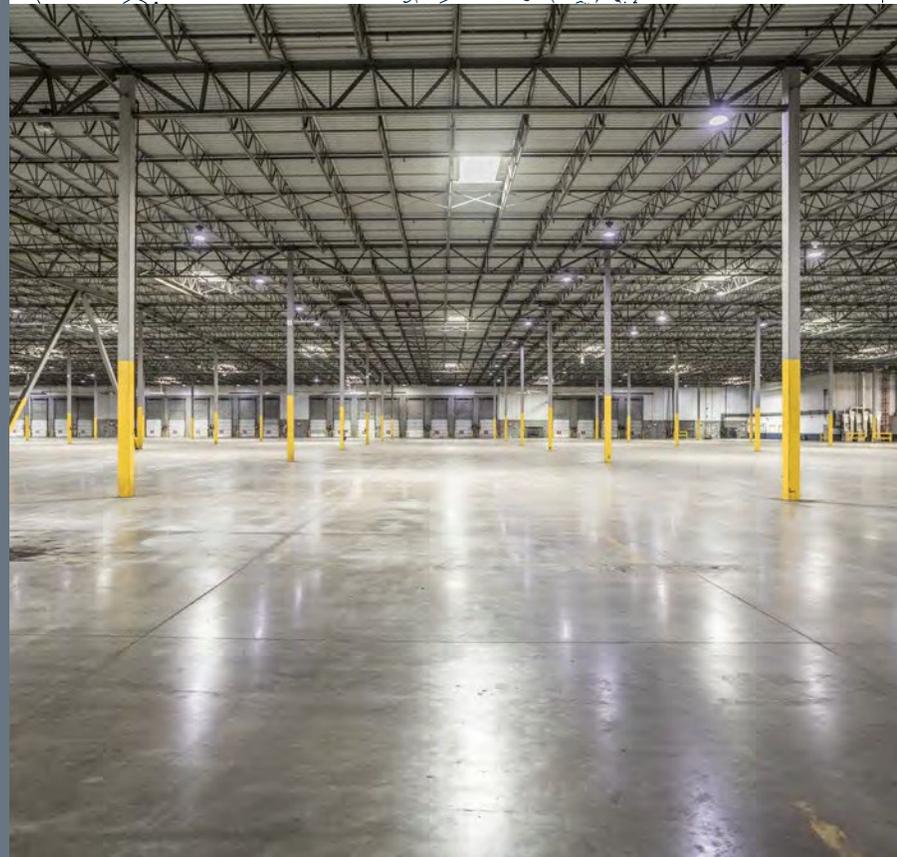
POWER: 3 PHASE, 1,000A, 480V

UTILITIES: WATER & SEWER (CITY) ELECTRICAL AND GAS (MIDAMERICAN ENERGY)

HVAC:

- WAREHOUSE: TWO AIR TURNOVER UNITS WITH ROOF MOUNTED RELIEF VENTS AND NATURAL GAS HEAT
- RADIANT HEATERS AT DOCK

LOCATION & DRIVE TIMES





Austin Hedstrom, SIOR

+1 515 414 1767
austin.hedstrom@jll.com

Tanner Hedstrom

+1 515 745 2734
austin.hedstrom@jll.com

Marcus R. Pitts, CCIM, SIOR

+1 515 556 4727
marcus.pitts@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy of the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle IP, Inc. All rights reserved.