

FOR SUB-LEASE

810 SE CORPORATE WOODS DR

810 SE CORPORATE WOODS DR ANKENY, IA 50021



PROPERTY DESCRIPTION

20,000 SF of warehouse / distribution space available for Sub-Lease

PROPERTY HIGHLIGHTS

- **32-FOOT CLEAR HEIGHT**
- **ESFR SPRINKLER SYSTEM**
- **LED LIGHTING**
- **3 DOCK DOORS WITH LEVELERS AND DOCK LOCKS**

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	20,000 SF
Lot Size:	19.12 Acre Site
Building Size:	206,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	206	7,268	37,859
Total Population	445	18,443	94,178
Average HH Income	\$83,222	\$84,214	\$75,433



CRAIG CROSSLAND

515.975.5191

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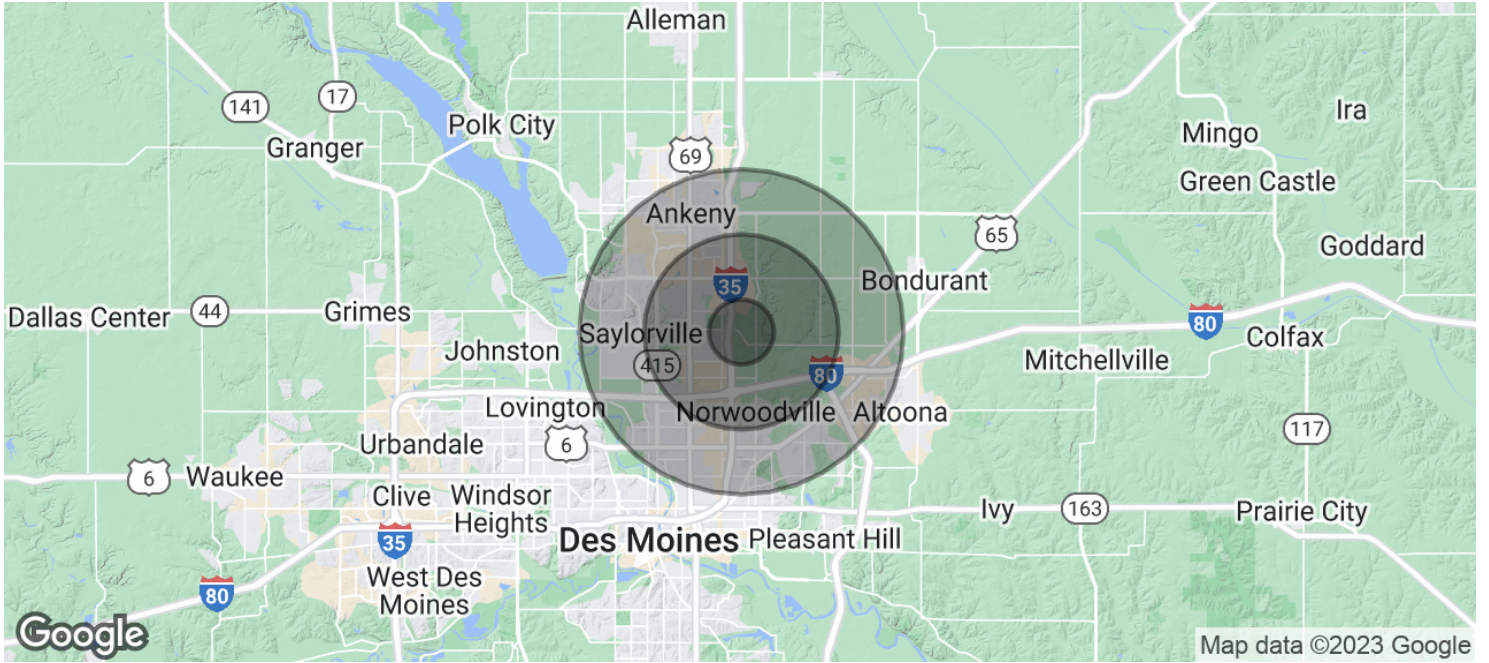
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	445	18,443	94,178
Average Age	54.8	38.1	35.9
Average Age (Male)	61.1	38.8	35.3
Average Age (Female)	47.9	39.3	36.9

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	206	7,268	37,859
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$83,222	\$84,214	\$75,433



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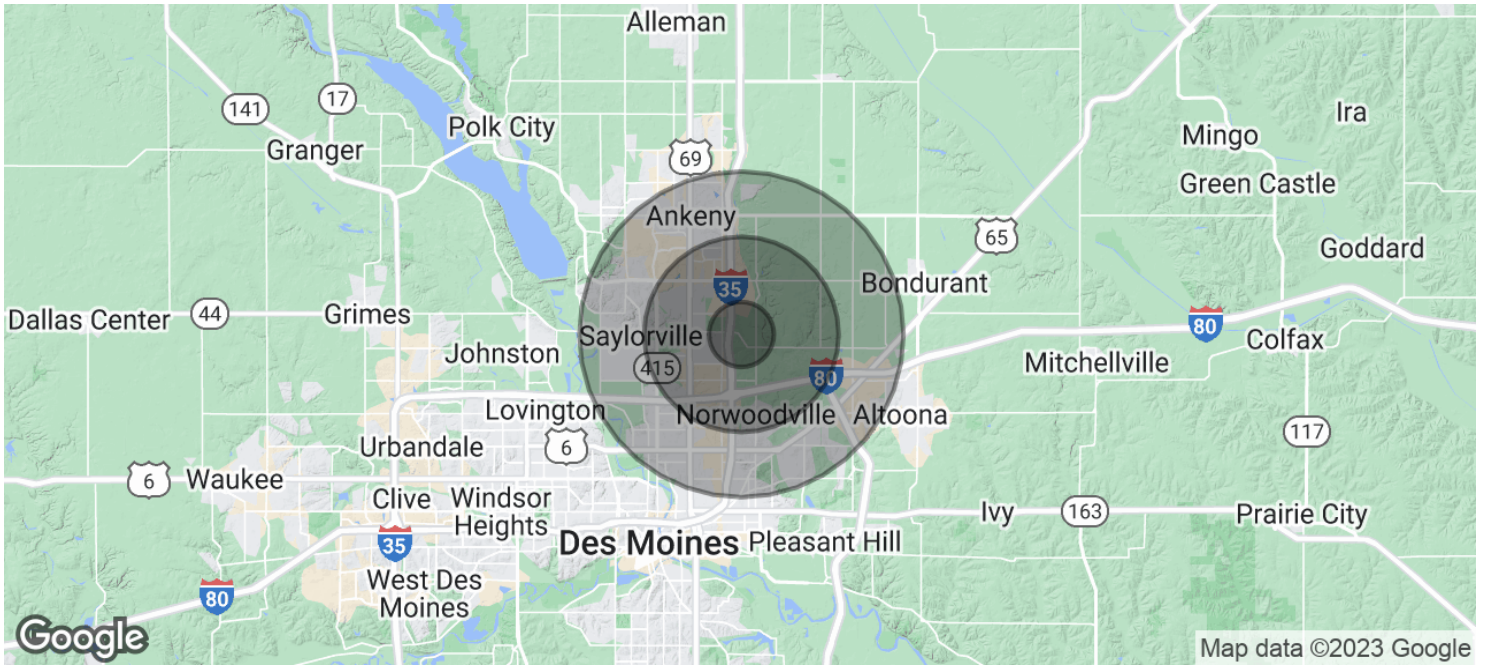
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Average House Value

\$184,027

\$189,963

\$171,880

* Demographic data derived from 2020 ACS - US Census



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