

INDUSTRIAL WAREHOUSE FOR LEASE

1610 SE Cortina Dr, Ankeny, IA 50021



For Lease: Two spacious industrial warehouses located near I-35, in a highly visible and accessible location in Ankeny, IA. The building is well suited for a variety of operations including industrial, warehouse, manufacturing, distribution, contractor, or service-related uses. Its practical layout, ample parking, and accessibility make it an ideal property for businesses seeking affordable space within the Des Moines metro area. The first building consists of 7 dock doors and 1 drive in, and is 60,000 square feet. The second is 30,540 square feet with 2 dock doors and 4 drive ins.

Whether you are looking to lease space for your operations or acquire a property for owner-occupancy or investment purposes, this asset provides flexibility to meet your business objectives.

BLAKE PAGLIAI

515.720.6215 | BLAKE@METRO-CRE.COM | Licensed in IA

Available: 2/1/2027

1610 SE Cortina Dr, Ankeny, IA

FOR LEASE



PROPERTY DESCRIPTION

Available: 2/1/2027

Building 1 Square Footage: 60,000

- 7 Dock Doors (can add more)
- 1 Drive In

Building 2 Square Footage: 30,540

- 2 Dock Doors
- 4 Drive Ins

- Zoned M-1
- 9.11 Acres
- Paved Outside Storage Available
- Minimum Continuous 30,540

OFFERING SUMMARY

Lease Rate	\$4.75 SF NNN
Square Footage	90,540 SF

- Sale Price: Negotiable

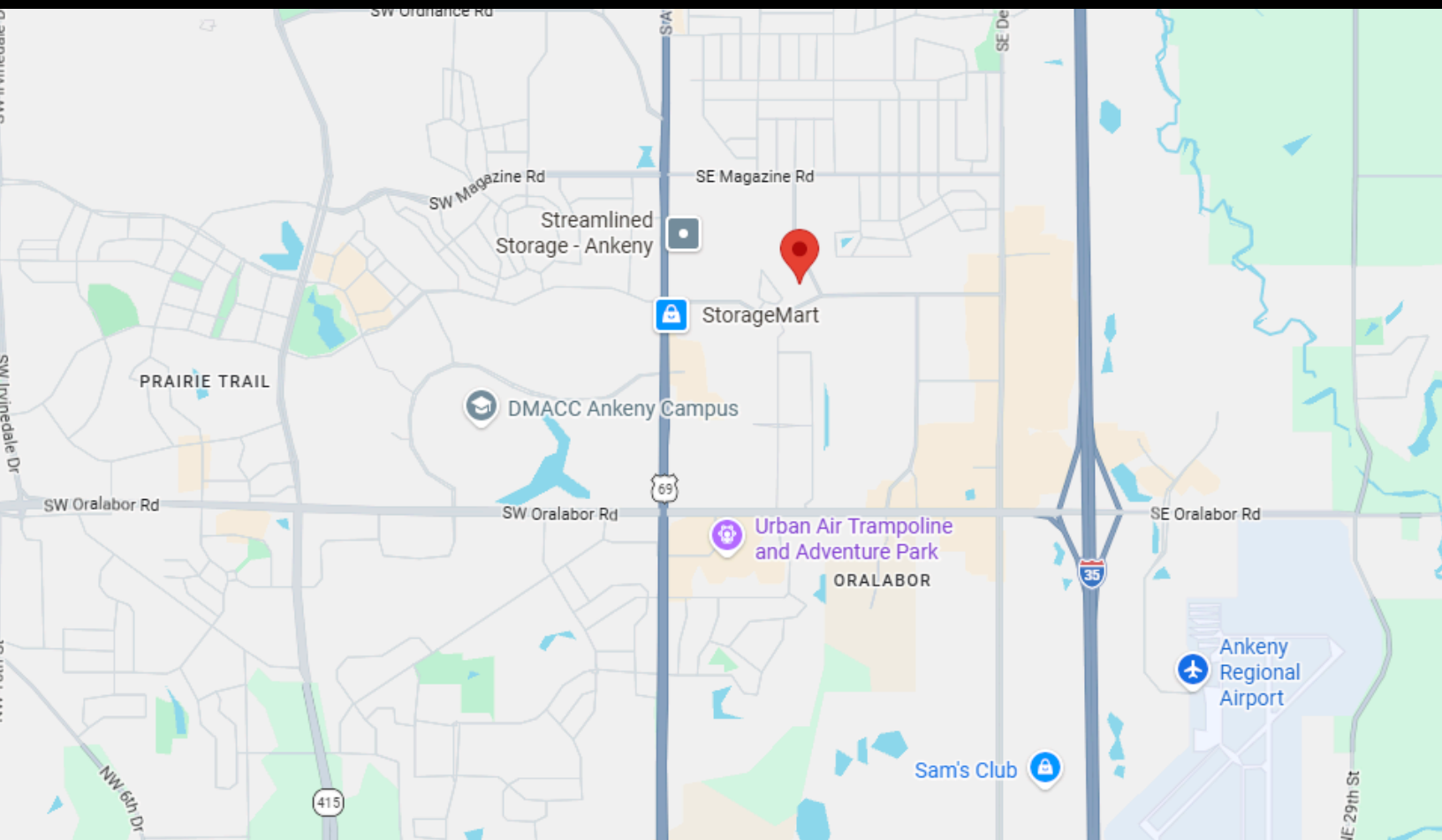
1610 SE Cortina Dr, Ankeny, IA
Building 1

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1610 SE Cortina Dr, Ankeny, IA
Building 1

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1610 SE Cortina Dr, Ankeny, IA
Building 2

FOR LEASE

