

# For Lease | Crosswinds Business Park

7305 SE Crosswinds Drive, Ankeny IA 50021

CBRE



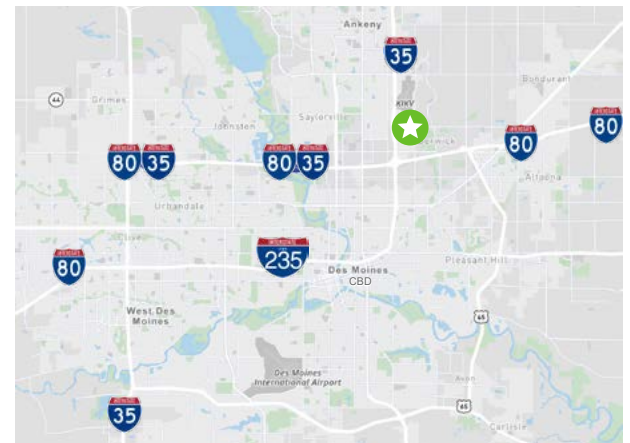
## Crosswinds Business Park II New High Quality Industrial Space

### Available Space

- + 26,000 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): 1,357 SF
- + Ready for Immediate Occupancy



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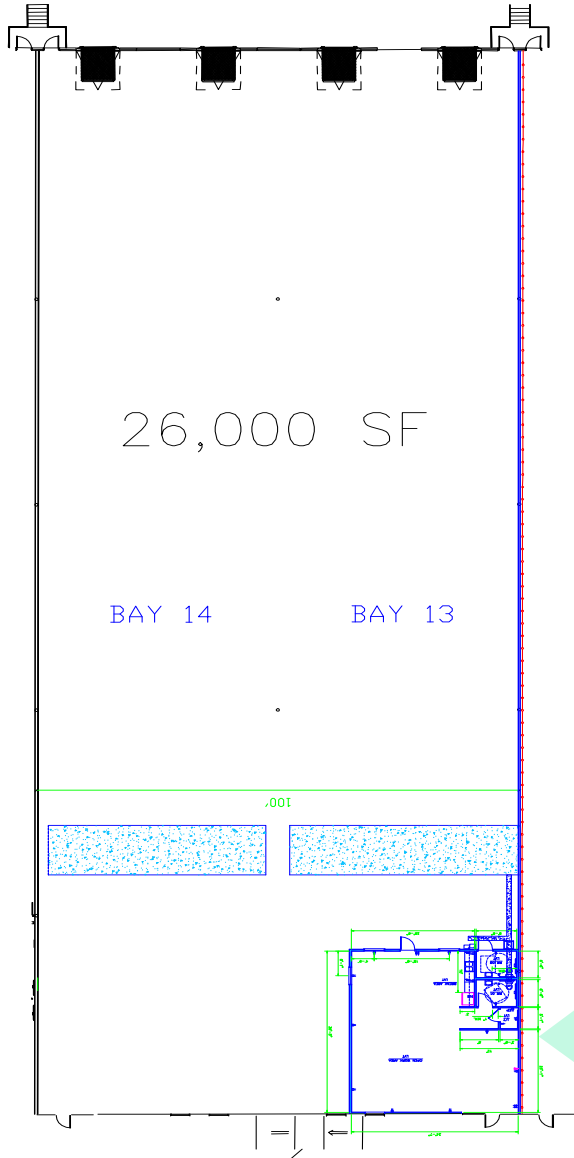
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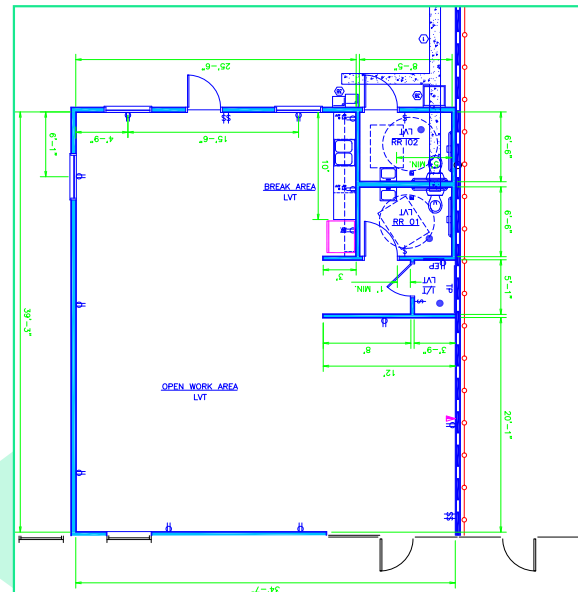
# Space Plan



## Building Specifications

Fire Suppression	ESFR
Power	2500 amp electrical (480 V – Three Phase)
Bay Spacing	50' X 50' interior 50' x 60' speed bay at loading dock
Interior Lighting	LED
Bay Size	13,000 SF (50' x 260')

Loading	4 (9'x10') Docks (expandable - Knock-Outs for 2 additional) Drive-in door may be possible
Roofing	60 mil TPO roof (R-30)
Signage	Highly-visible lighted, tenant signage
Heating	Hanging gas-forced unit heaters
Clear Height	32'

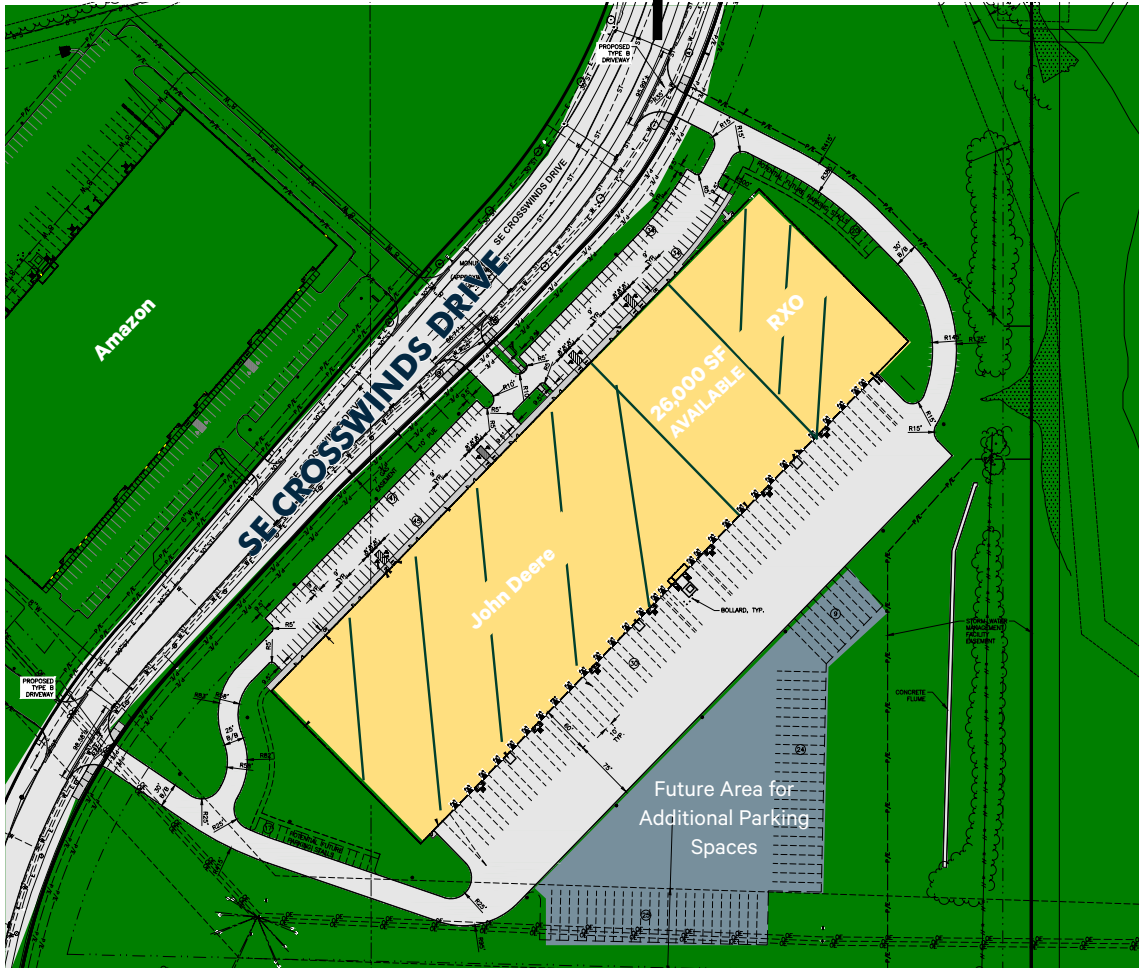


Conceptual Office

# Development Overview

## Site Plan

Corporate Woods Drive



### 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

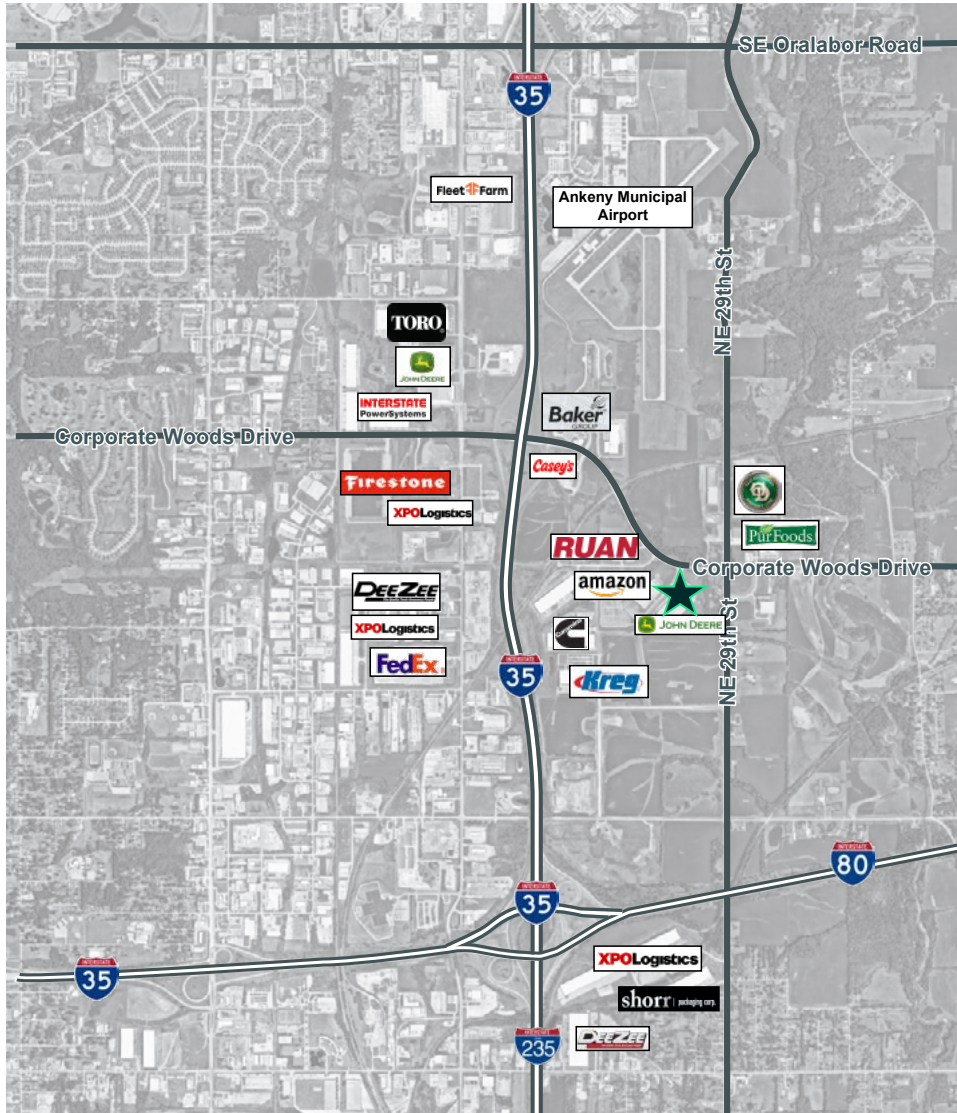
[CLICK HERE FOR PROPERTY VIDEO](#)



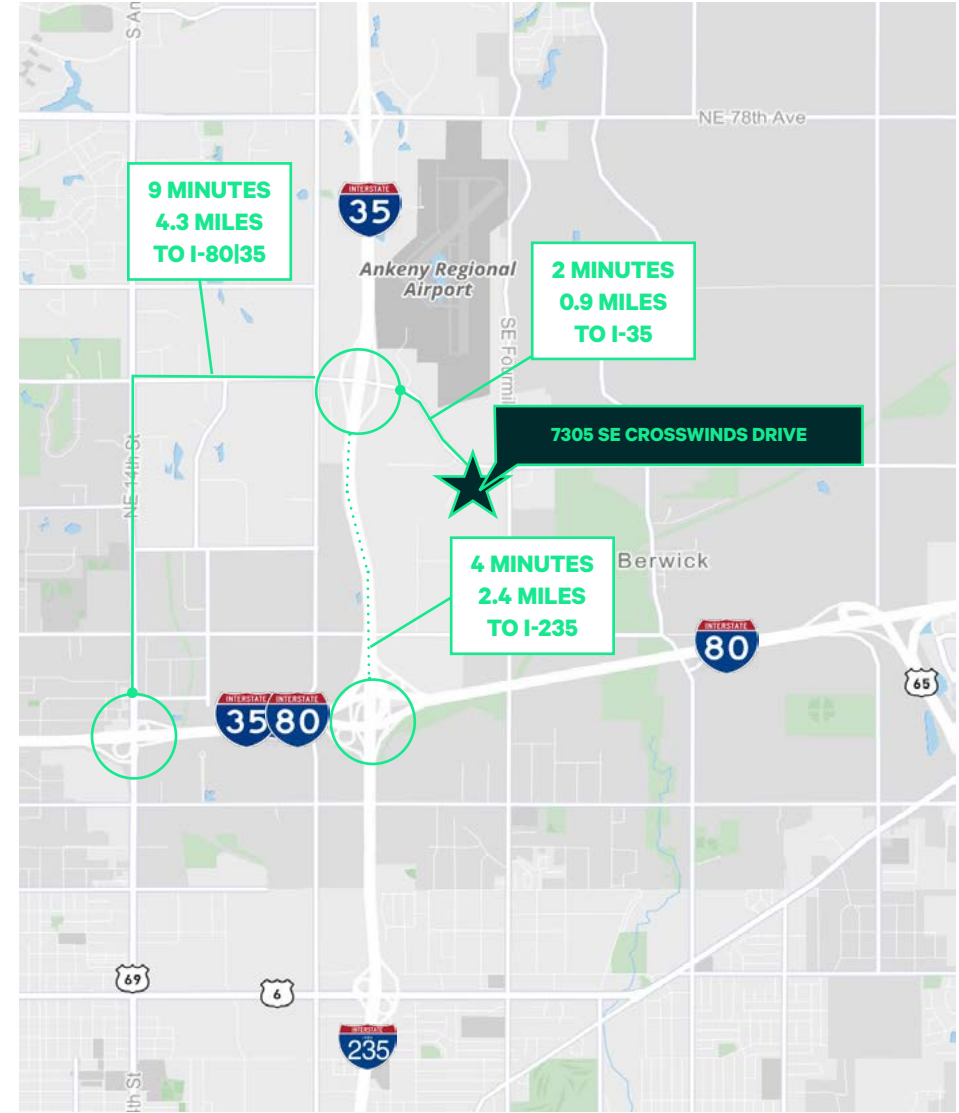


# Property & Location

## Location Overview



## Interstate Access



# Why Ankeny & Des Moines

For Lease



## DES MOINES MSA POPULATION & LABOR



**699,292**

(2019 MSA)

Source: 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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