

# Land Available

# I-80 / Ute Ave. WAUKEE, IA

**88 ACRES M-1 Zoning  
(Light Industrial)**



Picture looking North

### DISTANCE TO:

WEST I80/I35 Interchange	6MI
ANKENY, IA	19MI
EAST SIDE METRO ALTOONA, BONDURANT	23MI
DSM AIRPORT	15MI

**PRIDE IN OWNERSHIP PROVIDES  
VALUE FOR OUR CLIENTS**

EVERYDAY

Anderson Properties  
4451 NW Urbandale Dr.  
Urbandale, IA 50322

## PROPERTY FEATURES

- 88 +/- Acres
- Over 3,000' of I-80 frontage.
- All utilities to site.
- Ease of access for distribution / service.
- Flag Pin to be developed into Prairie Bluff Rd by buyer and extend through 88 acres to the West.

Contact Jeff Sadoris for more information

# 515-270-6104



**ANDERSON  
PROPERTIES**

[www.theandersoncompanies.com](http://www.theandersoncompanies.com)

# I 80 / UTE AVE. WAUKEE, IA

## 88 Acres

ZONED M-1 / LIGHT INDUSTRIAL



I-80 Westbound Looking NE



I-80 Westbound Looking NW



Ute Ave. and Prairie Bluff Rd.

Looking West at Prairie Bluff Rd. & Ute Ave.

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