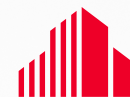


**FOR LEASE**  
**385 SE ORALABOR RD**  
ANKENY, IA 50021



**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors



**BUILDING SIZE: 10,080 SQUARE FEET**  
**LEASE RATE: \$7.00 NNN**

**CONTACT**

**MATT LUNDBERG, SIOR, CCIM**

Senior Vice President

+1 515 556 8088

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# FOR LEASE

## 385 SE ORALABOR RD

ANKENY, IA 50021



**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors

### AVAILABILITY:

Lease Rate	\$7.00 PSF NNN
Total Available	10,080 SF
2025 Estimated Operating Expenses	\$2.05 PSF

### PROPERTY HIGHLIGHTS:

Total Site Area	1.14 AC
Zoning	M-1 Light Industrial

- Approximately 1,000 SF of office space
- (1) 10' W X 8' H dock door
- (2) 12' W X 14' H drive-in door
- (1) 20' W X 12' H oversized drive-in door
- 16' Clear height
- Year Built: 1996
- Just off Oralabor Rd - Less than 1 mile from I-35
- Available Immediately





# FOR LEASE

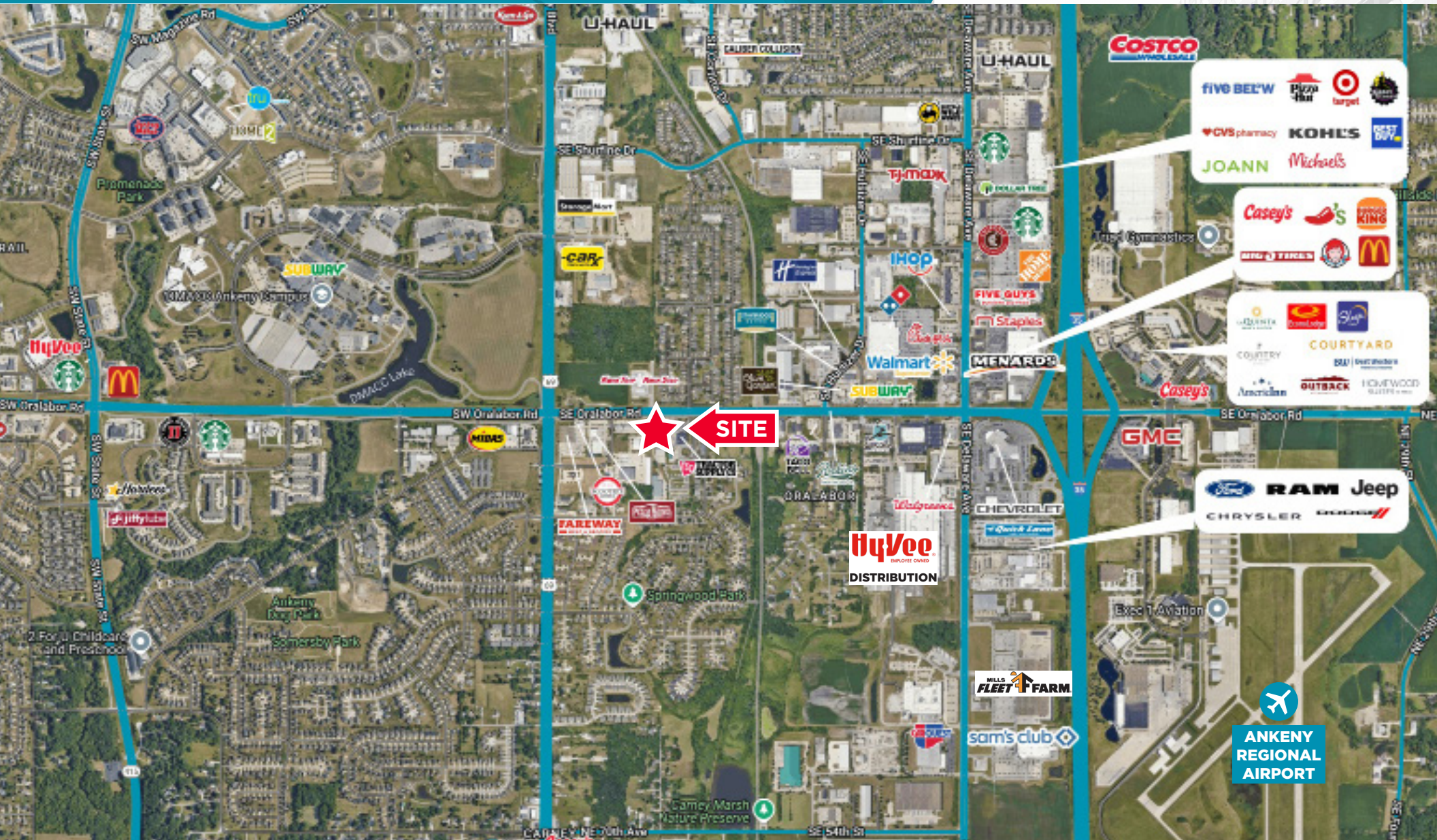
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