



**PROPERTY FEATURES:**

- **Office Lease: \$12/SF/NNN**
- ±8,000 SF, with demising options of ±1,500 SF and ±6,500 SF
- **Warehouse Lease: \$6,000 per month**
- ±5,544 SF of flexible, heated warehouse space
- **Outdoor Storage: \$1,500/year/stall**
- Convenient On-site parking - available for employees and visitors
- Customizable floor plan—adaptable for office, professional services, or light commercial use

STANBROUGH REALTY COMPANY  
2775 86th Street  
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# 1014 SE Lorenz Drive

ANKENY | IOWA



### LOCATION FEATURES:

- Centrally located in Ankeny, Iowa
- Close proximity to major strip centers and retail corridors including: Walmart, Target, The Home Depot, Menards, and several fast food and convenient stores
- Located in SE Ankeny near established residential and commercial growth and less than a mile (in every direction) to major thoroughfares with quick access to Interstate 35 via Oralabor Road and State Street
- Intersection (Approximate) Counts:  
1,931 VPD on SE Lorenz Drive (west of Delaware Avenue)  
4,080 VPD on SE Hulsizer Drive (north of Oralabor Road)



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