

FOUR MILE INDUSTRIAL PARK BUILDING III

Hubbell



**PROPOSED 204,750 SF OF HIGH QUALITY
INDUSTRIAL SPACE**

AVAILABLE FOR LEASE OR BUILD-TO-SUIT

VIEW VIDEO

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CBRE

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PROPERTY DETAILS

BUILDING SPECIFICATIONS

-  204,750 SF | 210' X 975'
32-FT CLEAR HEIGHT WITH LED LIGHTING
& ESFR SPRINKLER
-  NEW INSULATED PRE-CAST CONSTRUCTION
-  4000 AMP ELECTRICAL
(480V - THREE PHASE)
-  HANGING GAS FORCED UNIT HEATERS
-  17 DOCK DOORS (9'X10'); 2 DRIVE-IN DOORS
(12'X16') + 34 KNOCKOUT PANELS
-  HIGHLY-VISIBLE TENANT SIGNAGE

LEASE RATE

-  NEGOTIABLE
-  TAX ABATEMENT AVAILABLE -
5 YEAR SLIDING SCALE
-  OFFICE - BUILD-TO-SUIT
-  WILL DEMISE

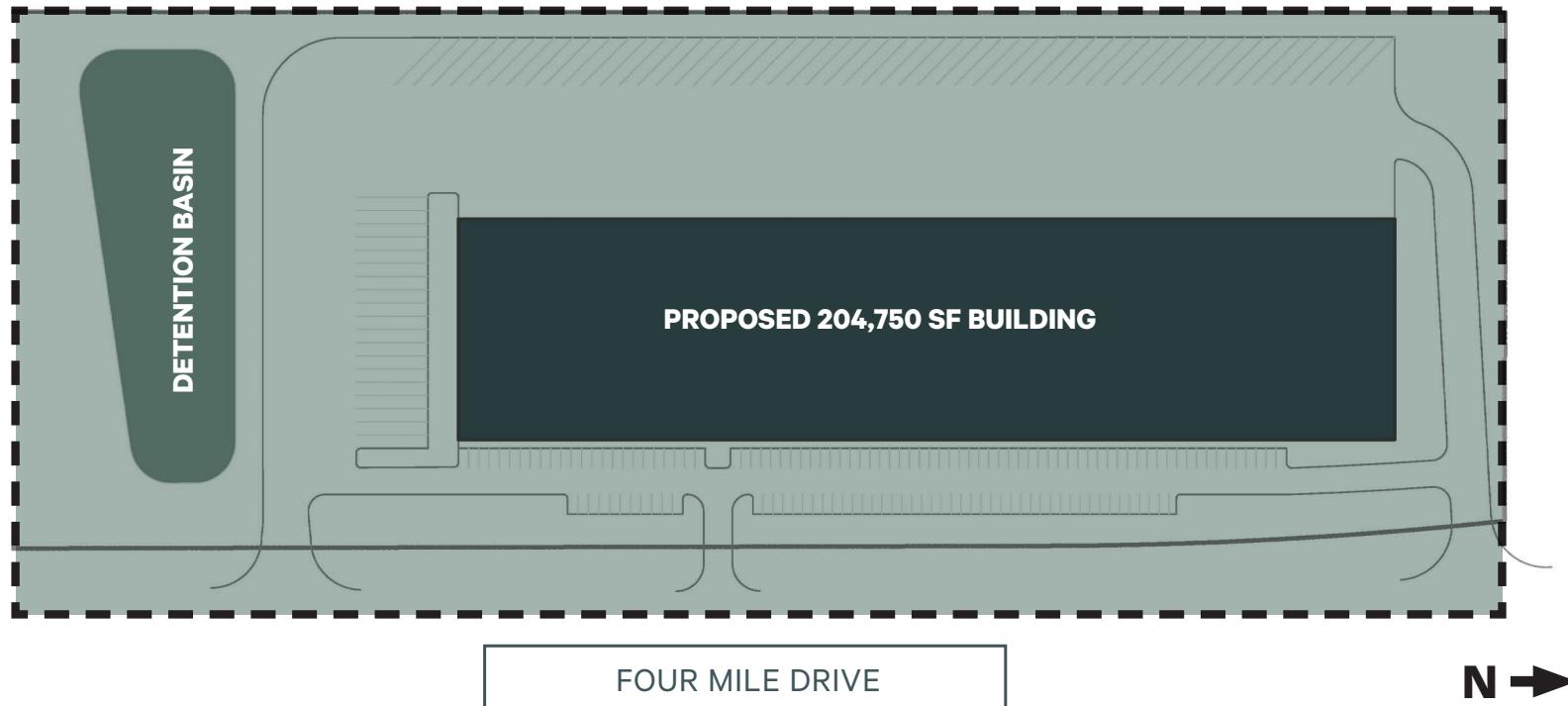


DEVELOPMENT OVERVIEW

SITE PLAN

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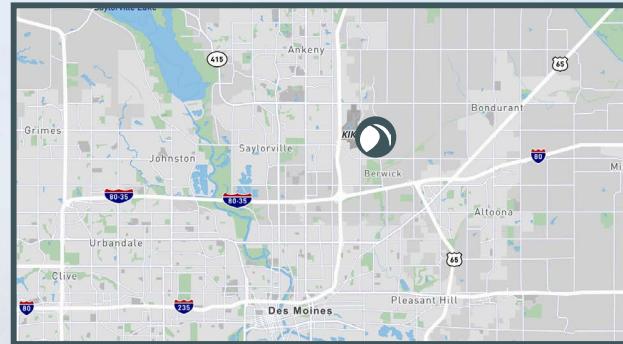
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SITE FEATURES

- + New construction
- + Multi-tenant distribution center offering occupants with modern warehouse features and exceptional truck loading
- + Excellent access to I-35 from Corporate Woods Dr and Oralabor Rd
- + Trailer/outdoor storage available
- + Additional area available for trailer storage, additional parking, or building expansion
- + Zoned: M-1 Industrial

CONNECTED LOCATION



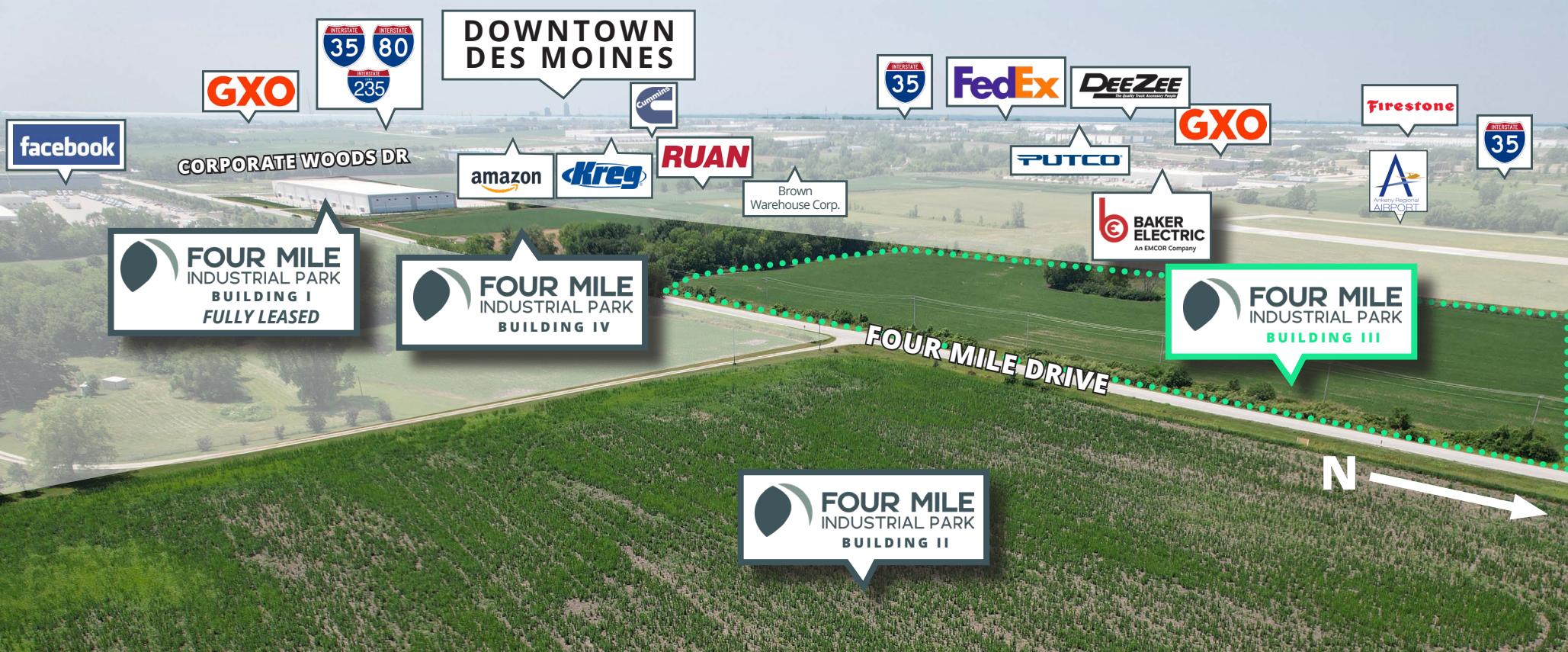
3.5 MILES TO I-35

6.5 MILES TO I-80 & I-235

11 MILES TO DOWNTOWN DES MOINES

EXCELLENT ACCESS TO I-35

VIA CORPORATE WOODS DRIVE OR ORALABOR ROAD



WHY ANKENY & DES MOINES

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DES MOINES MSA | POPULATION & LABOR



699,292
(2019 MSA)



3.6%
Unemployment Rate

Sources: US Bureau of Labor Statistics

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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