

FOUR MILE INDUSTRIAL PARK BUILDING IV



6550

NEW HIGH QUALITY INDUSTRIAL SPACE

FLEXIBLE CONCEPTS AVAILABLE FOR LEASE OR BUILD-TO-SUIT

[VIEW VIDEO](#)

+/-115,000 SF OR
+/-60,000 SF WITH TRAILER/OUTDOOR STORAGE
6550 SE Four Mile Drive Ankeny, IA

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PROPERTY DETAILS



BUILDING SPECIFICATIONS

-  FLEXIBLE BUILDING OPTIONS WITH 32' CLEAR HEIGHT
-  +/- 115,000 SF (**CONCEPT A**)
+/- 60,000 SF WITH OUTDOOR STORAGE (**CONCEPT B**)
-  ALTERNATIVE USE AS OUTDOOR STORAGE
UP TO 9.91 ACRES AVAILABLE
-  WILL DEMISE
-  EXCEPTIONAL ACCESS TO I-35, I-80 & I-235



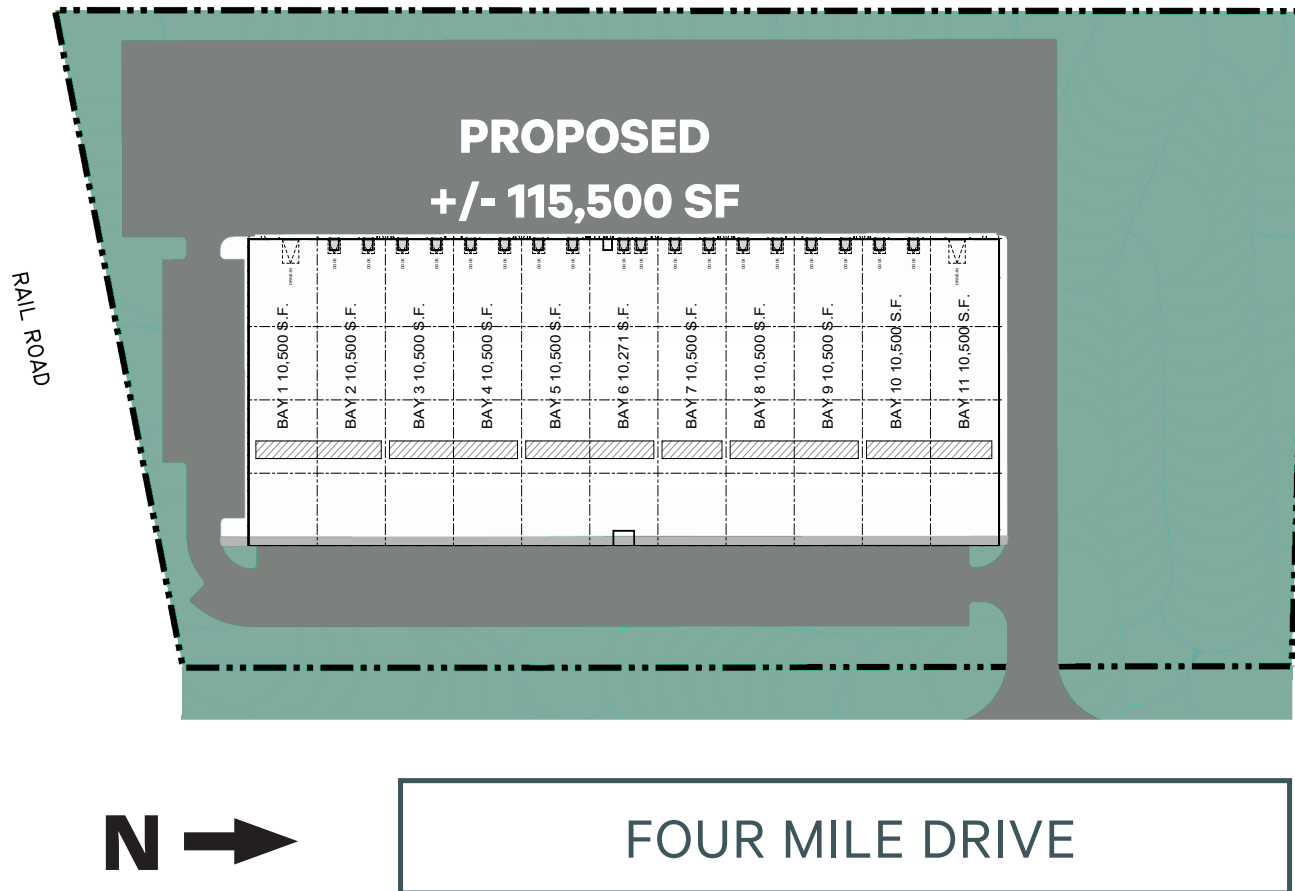
LEASE RATE

-  NEGOTIABLE
-  TAX ABATEMENT AVAILABLE -
5 YEAR SLIDING SCALE
-  OFFICE - BUILD-TO-SUIT
-  LOW OPERATING EXPENSES
-  MODERN OFFICE FINISHES (BTS)



DEVELOPMENT OVERVIEW

SITE PLAN - CONCEPT A



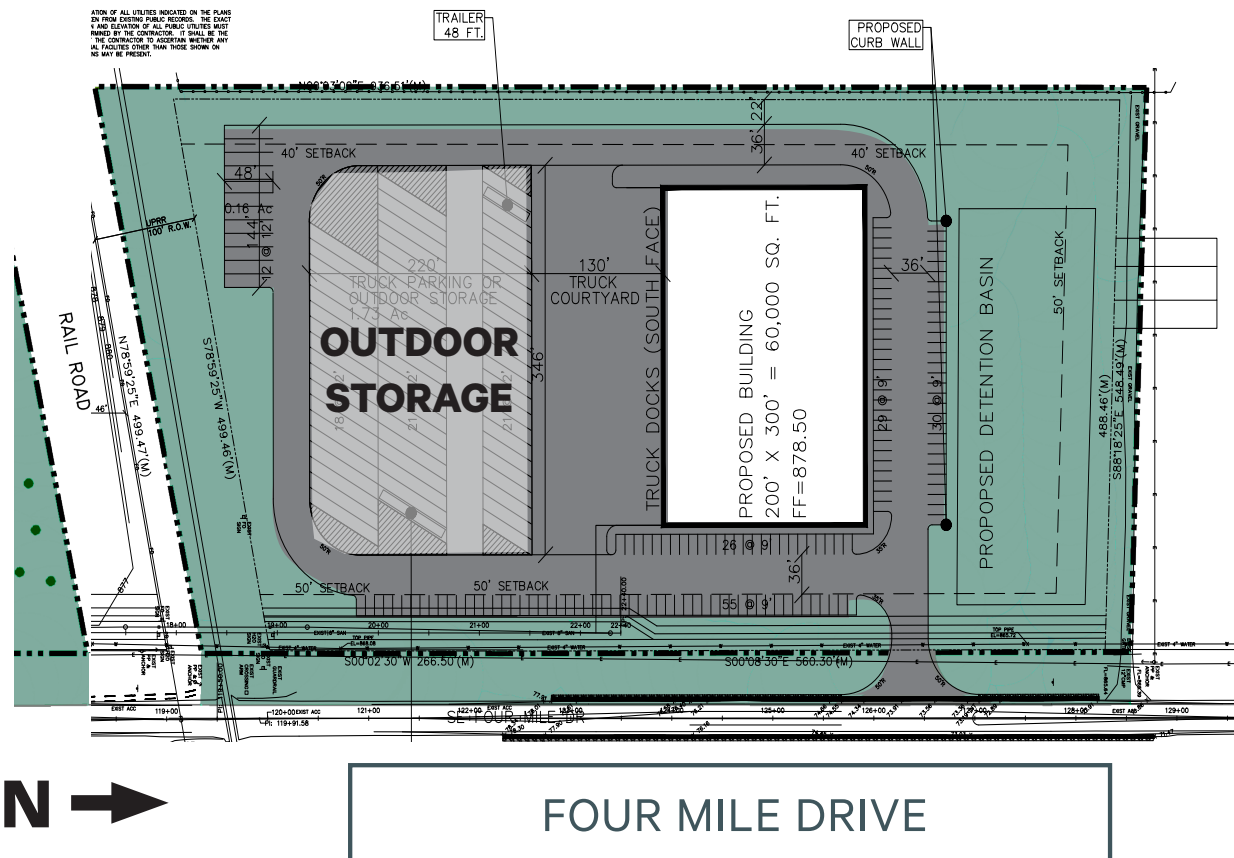
SITE FEATURES

- + 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
- + 135' truck court
- + Trailer/outdoor storage available
- + Parking: 148 car parking stalls (can be expanded)
- + Additional area available for trailer storage, additional parking, or building expansion
- + Zoned: M-1 Industrial

DEVELOPMENT OVERVIEW SITE PLAN - CONCEPT B

PROPOSED

+/- 60,000 SF BUILDING & +/- 1.75 ACRES OUTDOOR STORAGE



BUILDING FEATURES

- + Flexible building options (60,000 - 115,500 SF)
- + Energy efficient design with R-30 rated roofing/insulated pre-cast and LED lighting
- + Excellent loading capabilities with ample dock and drive-in configurations (up to 26 dock and 2 drive-in doors)
- + 32 ft clear warehouse
- + Heavy Power: 2,000 amp; 480v; 3-Phase electrical
- + ESFR fire suppression
- + Great for single or multiple tenants
- + Highly visible tenant signage

CONNECTED LOCATION



11 MILES TO DOWNTOWN DES MOINES

3.5 MILES TO I-35

EXCELLENT ACCESS TO I-35

VIA CORPORATE WOODS DRIVE OR ORALABOR ROAD

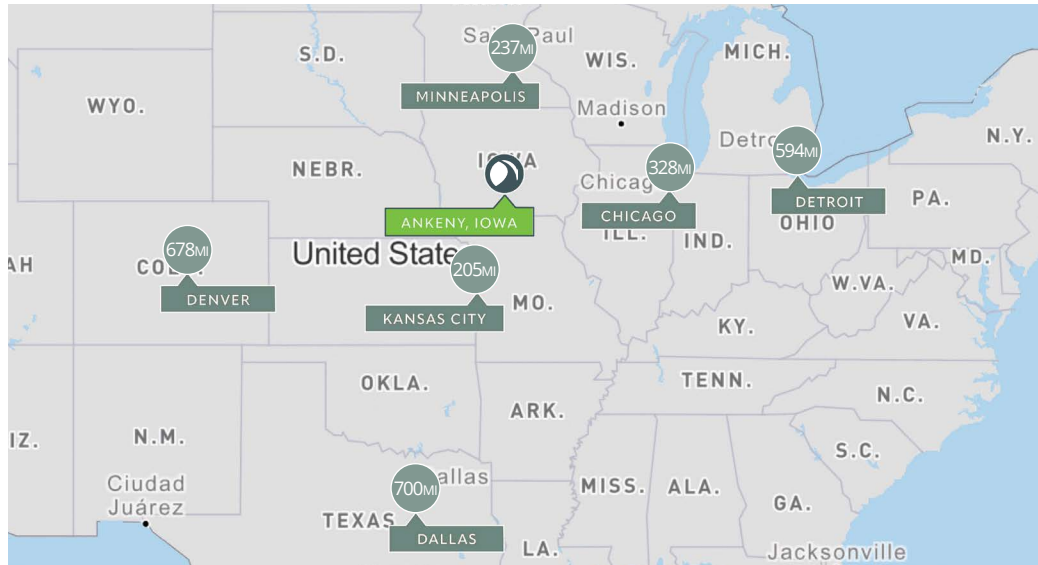
6.5 MILES TO I-80 & I-235



WHY ANKENY & DES MOINES



CBRE



DES MOINES MSA | POPULATION & LABOR



699,292
(2019 MSA)

Sources: US Bureau of Labor Statistics



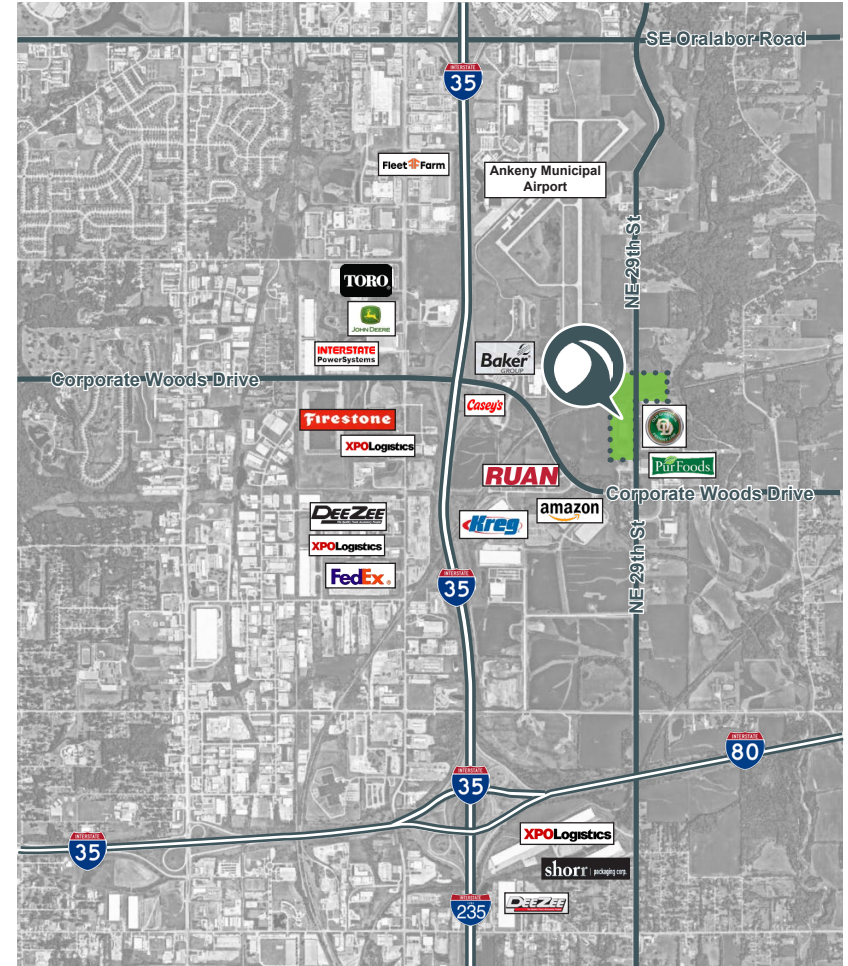
3.6%
Unemployment Rate

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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