



FOUR MILE INDUSTRIAL PARK BUILDING II



**PROPOSED 273,000 SF OF HIGH QUALITY
INDUSTRIAL SPACE**
AVAILABLE FOR LEASE OR BUILD-TO-SUIT

[VIEW VIDEO](#)

6821 SE Four Mile Drive Ankeny, IA

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CBRE

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PROPERTY DETAILS



BUILDING SPECIFICATIONS



273,000 SF | 260' X 1,050'
50' X 50' SPACING WITH 60' SPEED BAY
32-FT CLEAR HEIGHT WITH LED
LIGHTING & ESFR SPRINKLER

FUTURE PARKING – 5.4 ACRES TOTAL

- NORTH – 1.9 ACRES
- SOUTHWEST – 2.4 ACRES
- SOUTHEAST – 1.1 ACRES



NEW INSULATED PRE-CAST CONSTRUCTION



4000 AMP ELECTRICAL
(480V - THREE PHASE)



17 DOCK DOORS; 4 DRIVE-IN DOORS +
45 KNOCKOUT PANELS



HANGING GAS FORCED UNIT HEATERS



HIGHLY-VISIBLE TENANT SIGNAGE

LEASE RATE



NEGOTIABLE



TAX ABATEMENT AVAILABLE -
5 YEAR SLIDING SCALE



OFFICE - BUILD-TO-SUIT



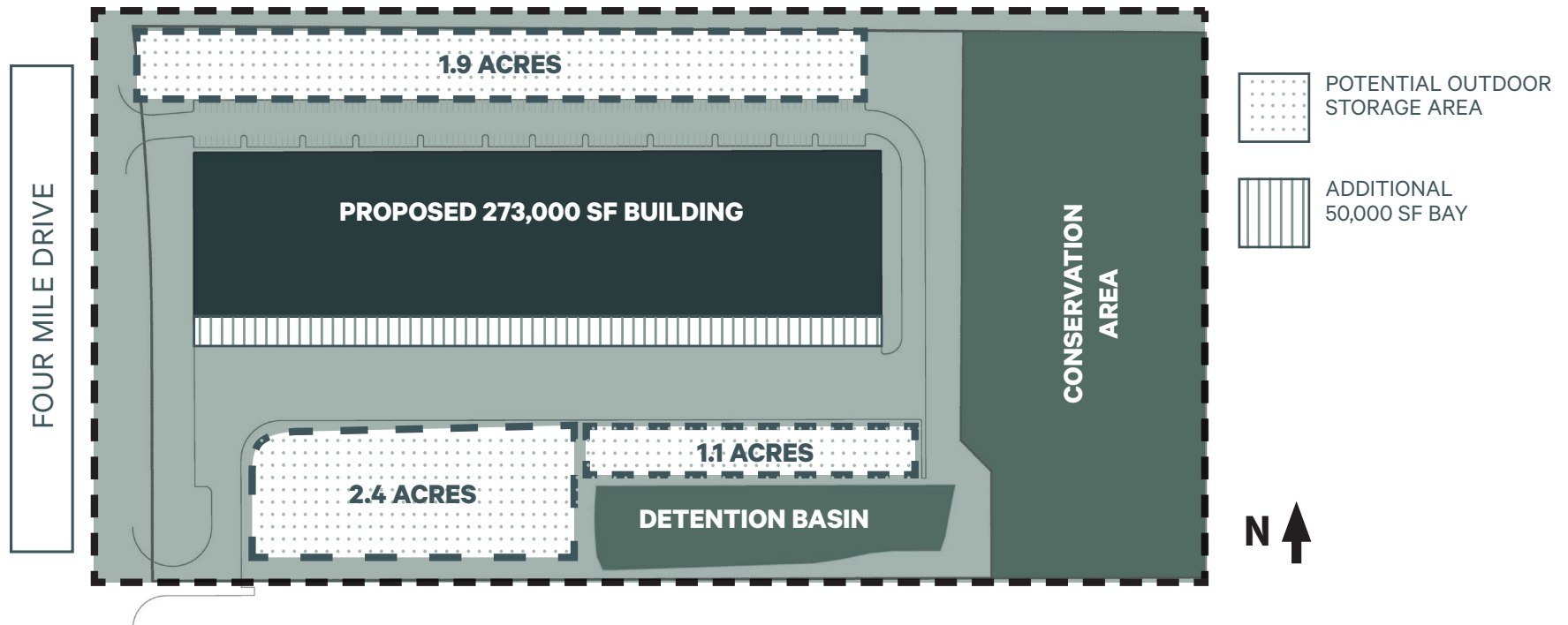
WILL DEMISE



DEVELOPMENT OVERVIEW SITE PLAN



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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
- + Expandable additional 50,000 SF by adding 50' X 1,050' bay

CONNECTED LOCATION



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11 MILES TO DOWNTOWN DES MOINES

EXCELLENT ACCESS TO I-35

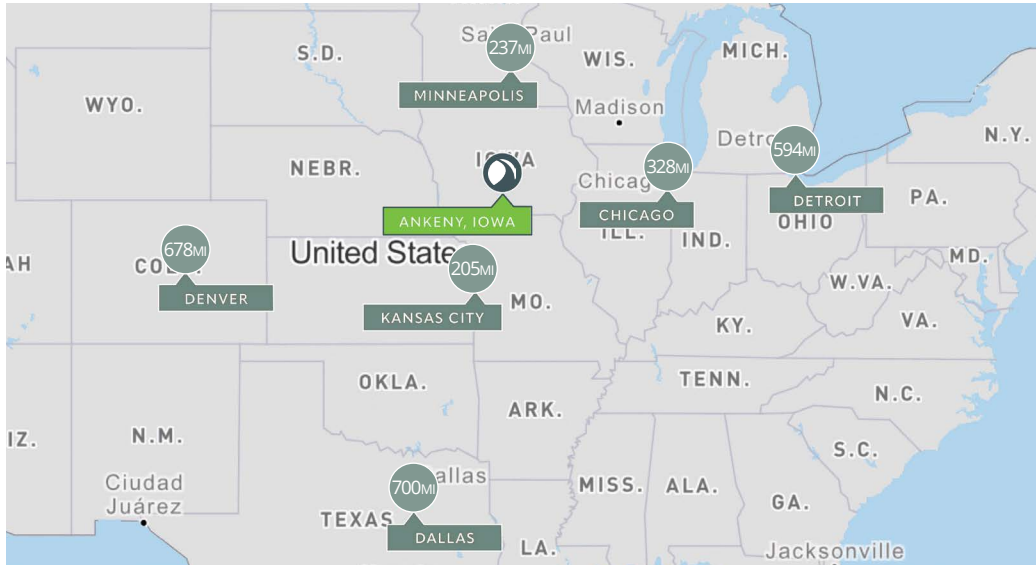
VIA CORPORATE WOODS DRIVE OR ORALABOR ROAD

3.5 MILES TO I-35

6.5 MILES TO I-80 & I-235



WHY ANKENY & DES MOINES



DES MOINES MSA | POPULATION & LABOR



699,292
(2019 MSA)

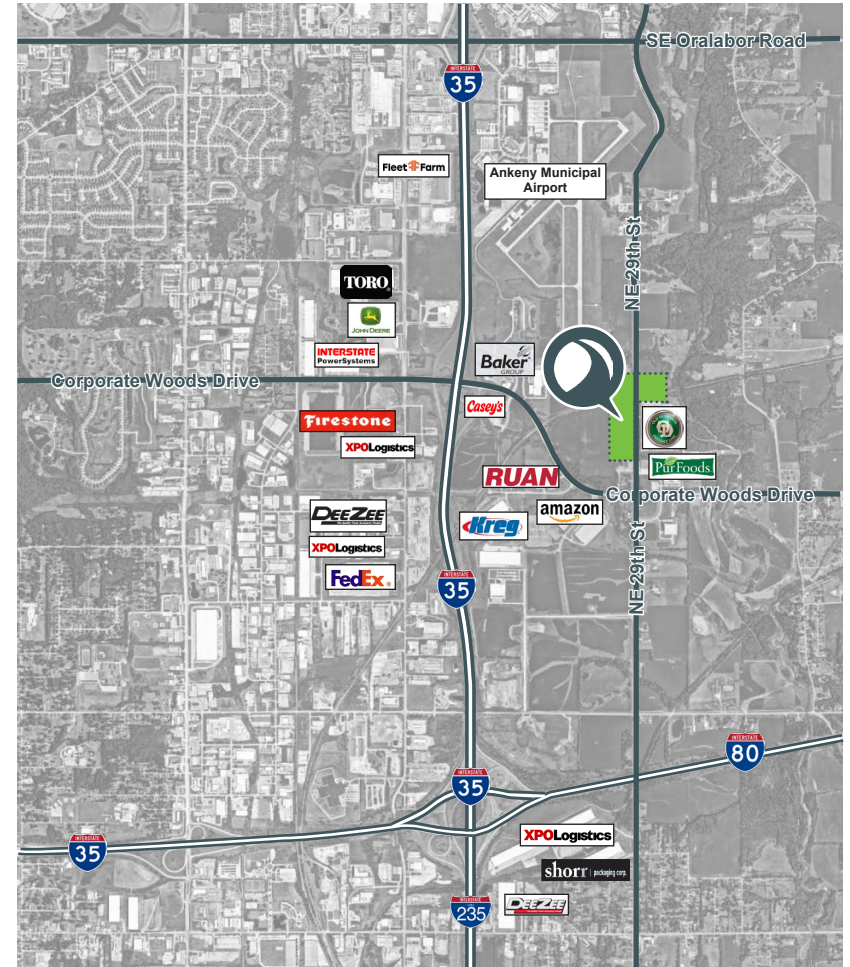
Sources: US Bureau of Labor Statistics



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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