

# 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**

**CONTACT US:**

**CBRE**

**CHRIS PENDROY, CCIM, SIOR**

Senior Vice President

+1 515 402 6600

[chris.pendroy@cbre.com](mailto:chris.pendroy@cbre.com)

Licensed in the State of Iowa

**GRANT WRIGHT, CCIM**

Senior Vice President

+1 515 745 5113

[grant.wright@cbre.com](mailto:grant.wright@cbre.com)

Licensed in the State of Iowa

# 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



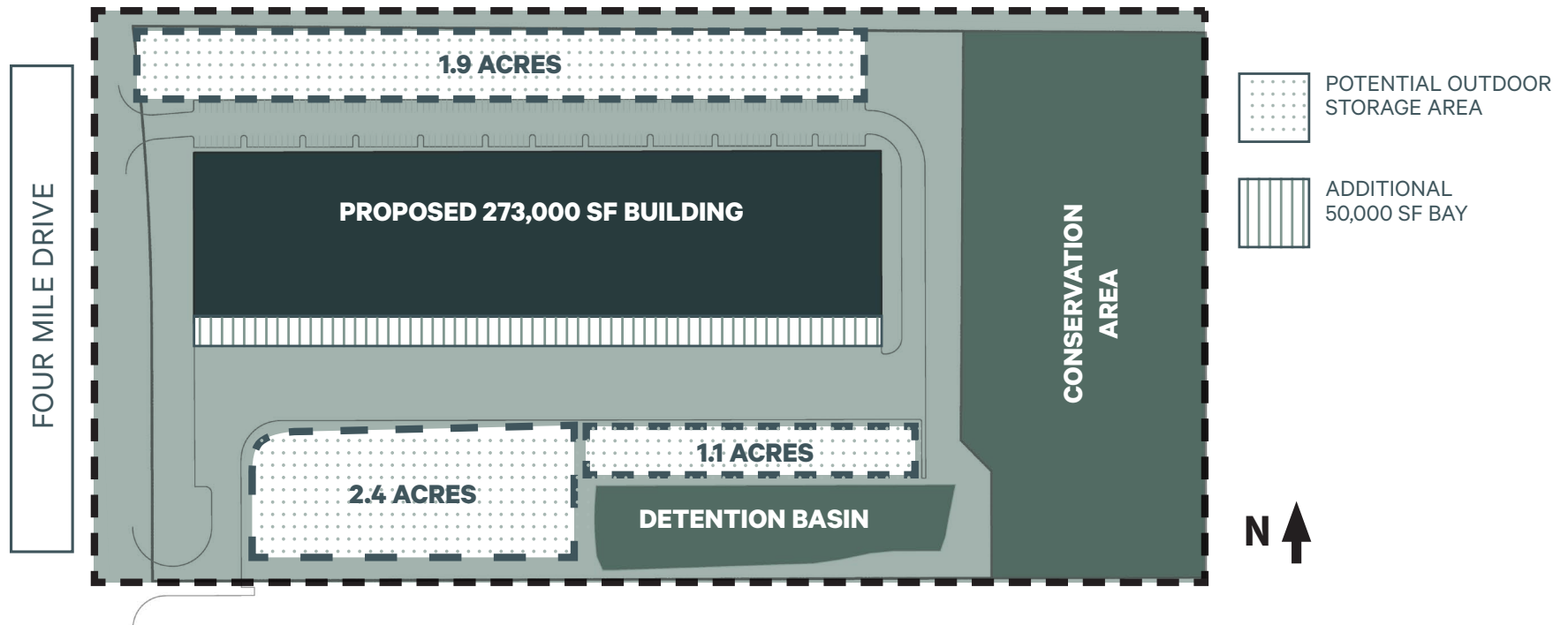
WILL DEMISE



# DEVELOPMENT OVERVIEW SITE PLAN



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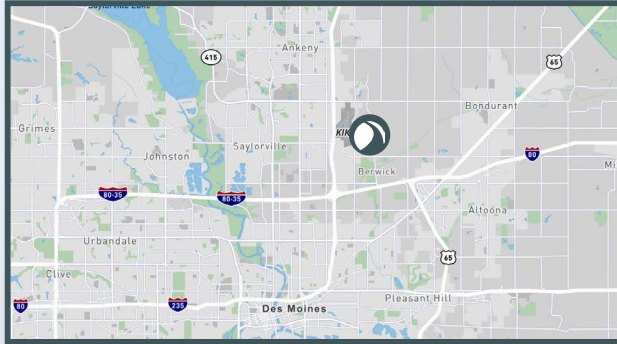
## SITE FEATURES

- + 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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3.5 MILES TO I-35

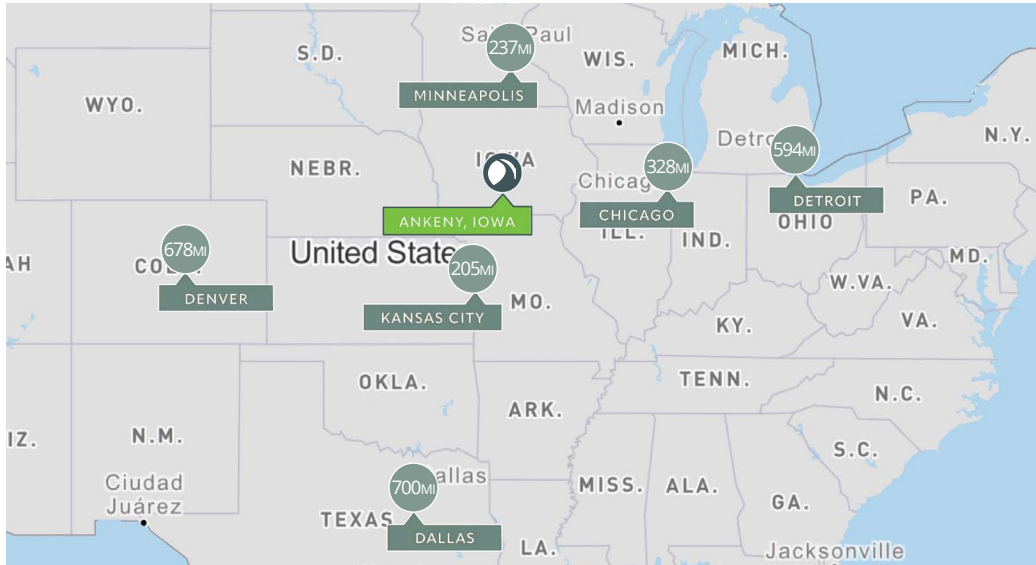
6.5 MILES TO I-80 & I-235

11 MILES TO DOWNTOWN DES MOINES

EXCELLENT ACCESS TO I-35  
VIA CORPORATE WOODS DRIVE OR ORALABOR ROAD



# WHY ANKENY & DES MOINES



## DES MOINES MSA | POPULATION & LABOR



**699,292**  
(2019 MSA)

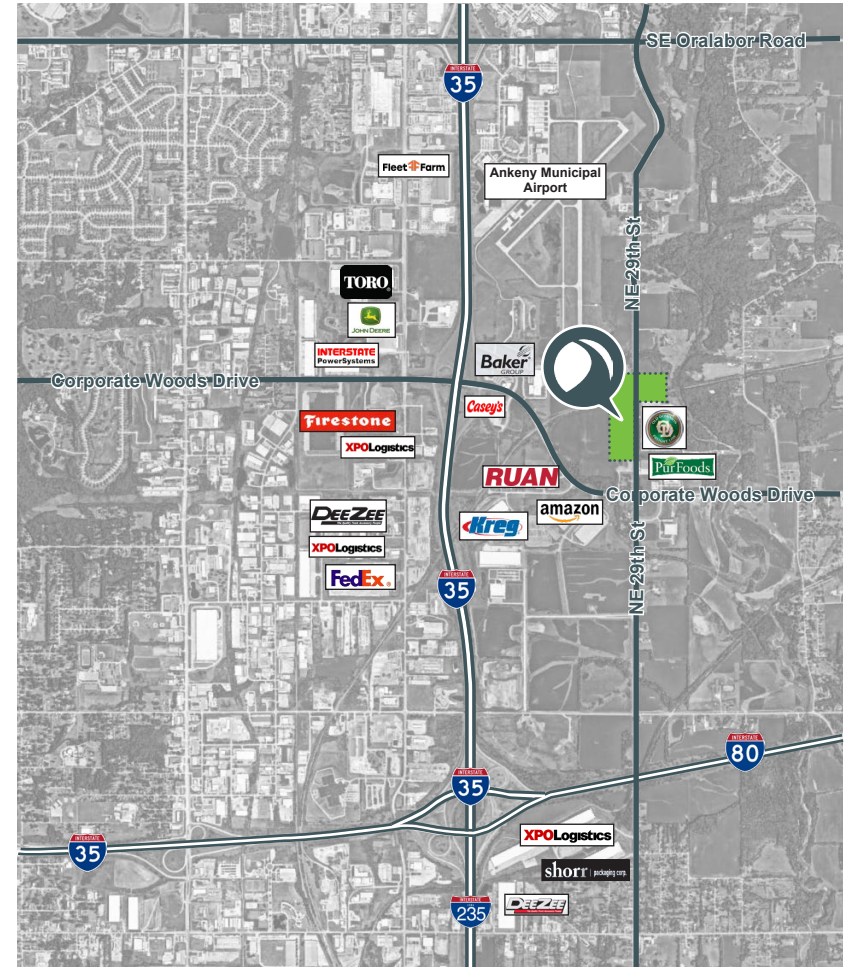
Sources: US Bureau of Labor Statistics



**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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