



For Sale

M-1/Light Industrial Land Available

- Lot Size: 11.45 acres
- Sale Price: \$3.85/SF (\$1,920,233.70)
- Zoning: M-1 Light Industrial
- Located adjacent to I-35 with close proximity to I-80
- Ankeny ranked 10th fastest-growing city in the US

SE 54th & NE 18th Street
Ankeny, IA

Austin Hedstrom

Vice President

Jones Lang LaSalle Brokerage, Inc.

+1 515 414 1767

austin.hedstrom@am.jll.com

Marcus R. Pitts, CCIM, SIOR

Managing Director

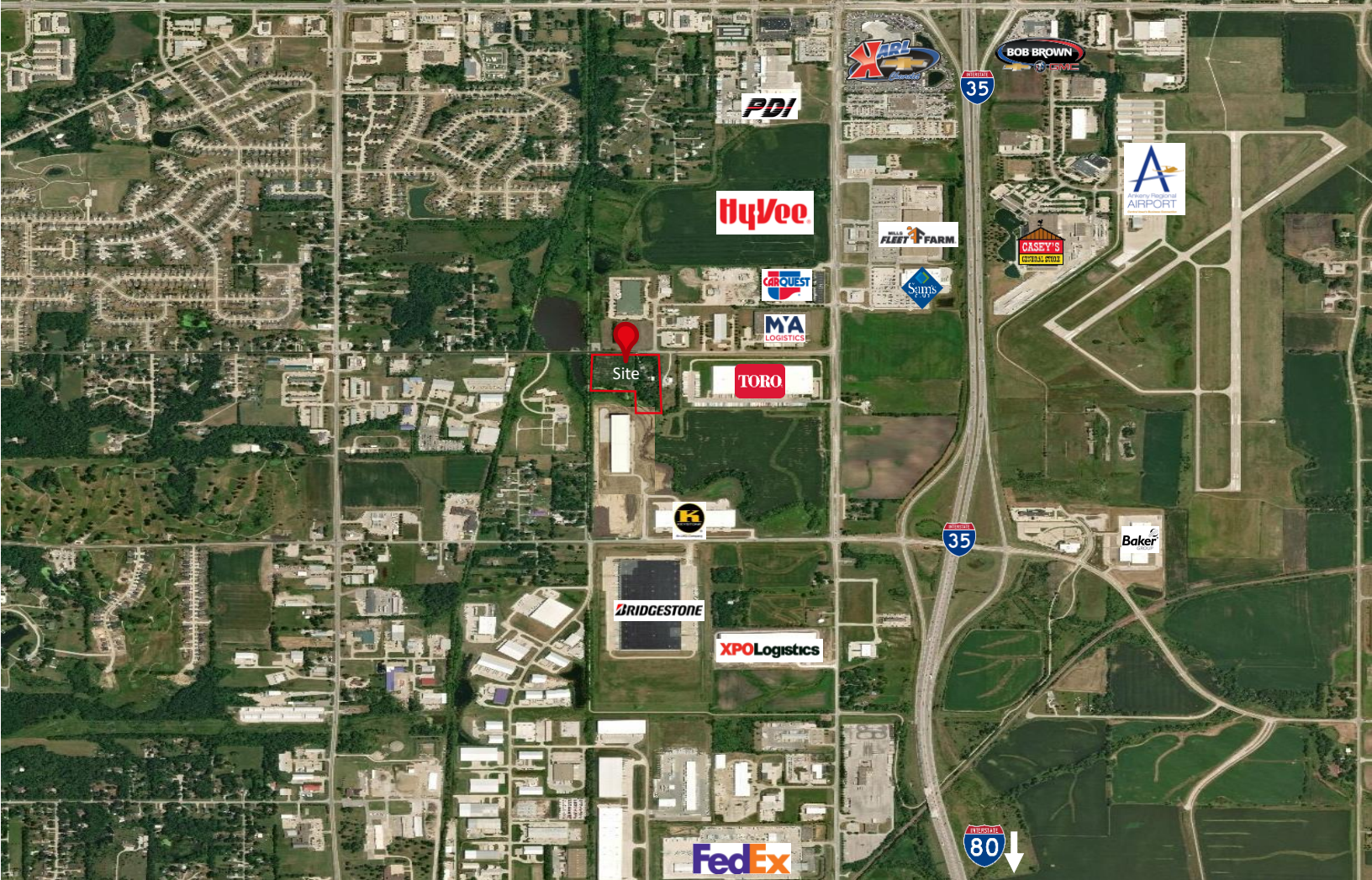
Jones Lang LaSalle Brokerage, Inc.

+1 515 556 4727

marcus.pitts@am.jll.com

jll.com/des-moines





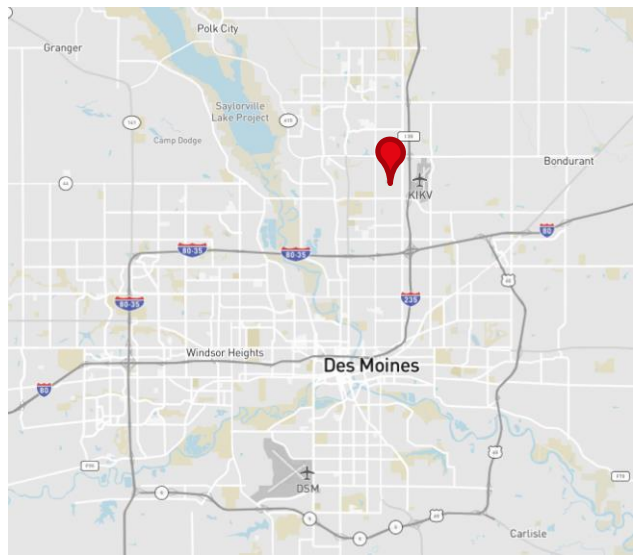
Demographics

	1 Mile	3 Miles	5 Miles
Population	2,336	29,073	95,762
Households	907	10,888	36,316
Average HH Income	\$91,571	\$84,865	\$78,652

Traffic Counts

Delaware Ave	11,400 VPD
Interstate 35	80,800 VPD
NE 14 th Street	24,600 VPD
NE 54 th Street	3,195 VPD

Location



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Jones Lang LaSalle Brokerage, Inc. is a licensed broker in the State of Iowa.

