



Corporate Woods

Industrial Center

810 SE Corporate Woods Drive | Ankeny, IA 50021

**ONLY 62,560 SF
AVAILABLE**



Available for Lease

Marcus R. Pitts, CCIM, SIOR
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Justin Lossner
Vice President
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Corporate Woods Industrial Center is proud to offer 62,560 SF in Building I. The building features a 208,152 square foot institutional industrial office and warehouse facility in Ankeny's Corporate Woods Industrial Center. This 50-acre site can accommodate up to three buildings totaling 600,000 square feet.



Corporate Woods Industrial Center

810 SE Corporate Woods Drive, Ankeny, IA 50021

Property Highlights

Building Size

208,152 SF

Clear Height

32'

Truck Court

135'depth

Electrical

2,000amp, 480/277 volt
3 - phase

Loading

21 dock doors (9'x10')
31 additional doors can be added
1 drive-in door (12'x16')
50' speed bay

Dimensions

41'x40' column spacing
252' building depth

Sprinkler

ESFR

Parking

114 parking spaces
(Expandable)

Rate

\$4.75 NNN - \$4.95 NNN

TI Allowance

Negotiable

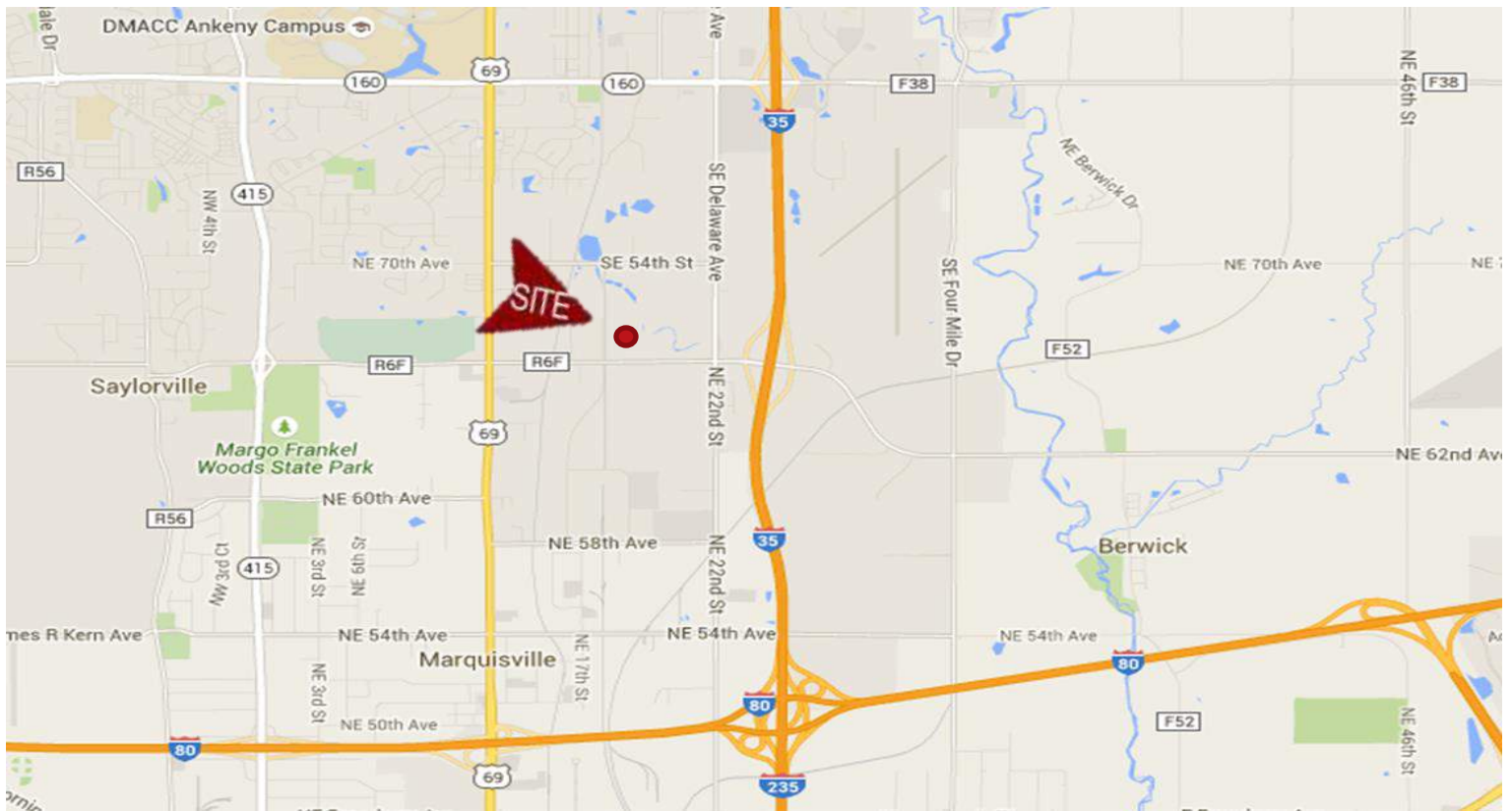
Availability

62,560 SF

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Location Highlights

- Immediate access to I-80
- Aggressive property tax structure
- Minutes from Ankeny Airport
- 15 minutes to Downtown Des Moines
- 20 minutes to Des Moines International
- Immediate proximity to area hotels and retail amenities



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