

Corporate Woods Industrial Center

5910 SE Rio Circle
Ankeny, IA 50023



FOR LEASE

400,000 SF AVAILABLE

MINIMUM DIVISIBLE 27,000 SF

- Immediate access to Interstate 80 via Interstate 35
- Property tax abatement available
- Can accommodate up to 58,000 SF outdoor storage/trailer parking
- Located just minutes from the Ankeny Regional Airport, 15 minutes from Downtown Des Moines and 20 minutes to Des Moines International Airport.



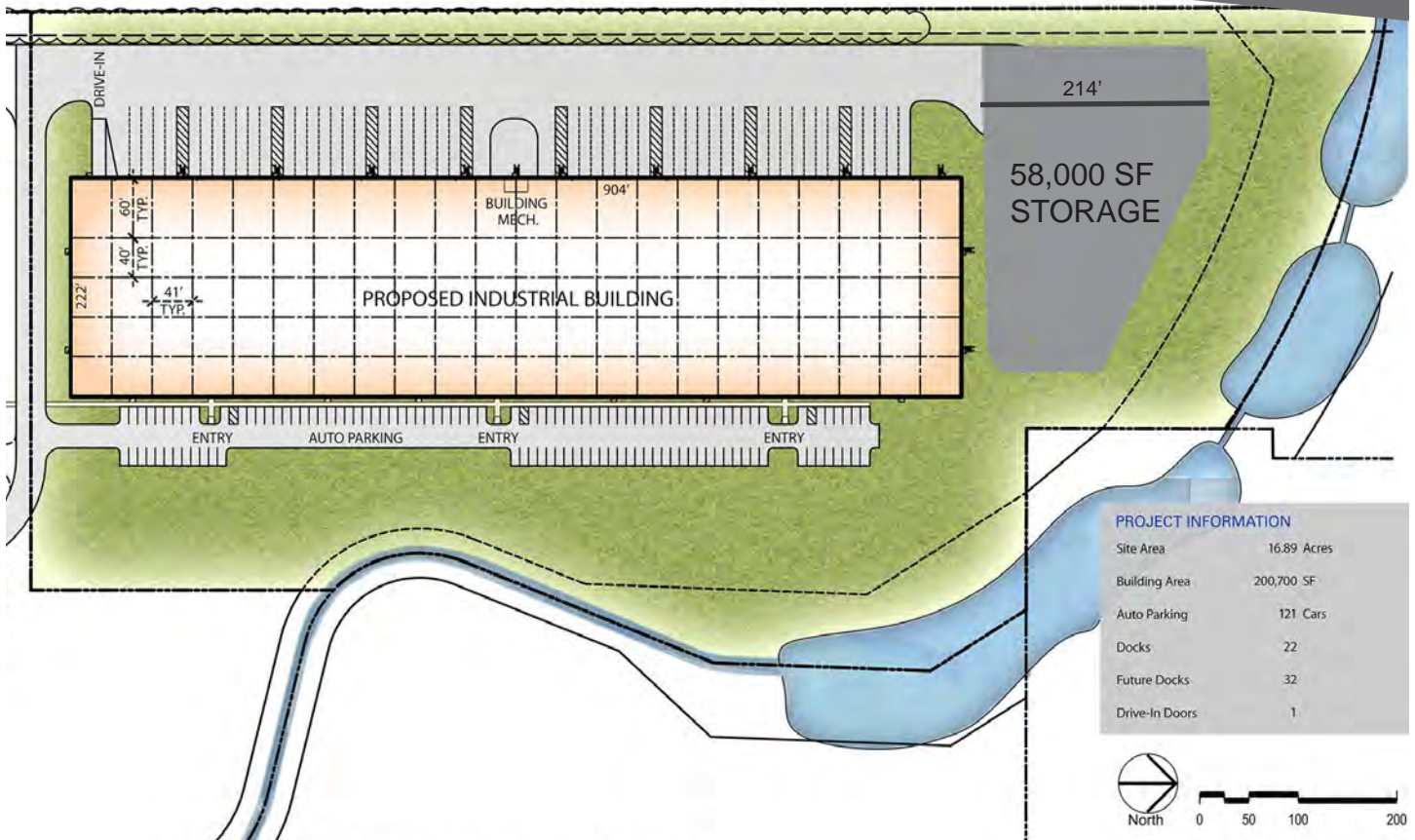
BUILDING INTERIOR
BUILDING 1 SHOWN ABOVE

BUILDING HIGHLIGHTS

- 200,000 SF per building (2 buildings available)
- 32' minimum clearance height
- 22 dock-high loading doors (9'x10')
- 32 additional doors can be added
- 1 drive-in door (12'x16')
- 50' speed bay
- 121 parking stalls
- 2,000 amps, 480/277 volt 3-phase power supply
- 222' building depth
- ESFR sprinkler system
- 41' x 40' typical column bay spacing
- Lease Rate: \$4.95/SF NNN

Phase II

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Ankeny, IA 50023

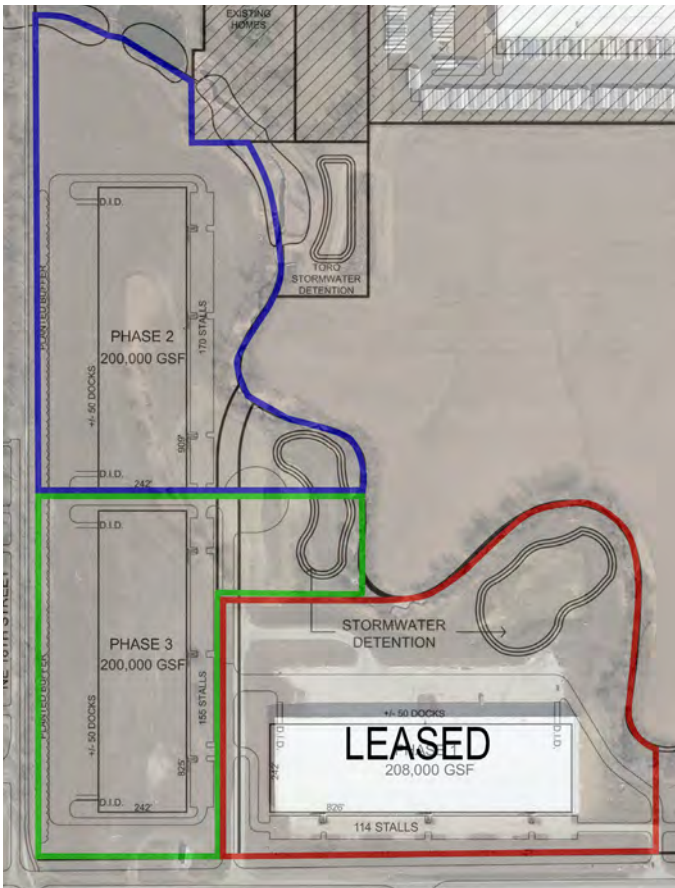


PROJECT INFORMATION	
Site Area	16.89 Acres
Building Area	200,700 SF
Auto Parking	121 Cars
Docks	22
Future Docks	32
Drive-In Doors	1



CORPORATE NEIGHBORS IN ANKENY

SITE PLAN



FOR MORE INFORMATION, CONTACT:

Marcus R. Pitts, CCIM, SIOR
 +1 515 556 4727
 marcus.pitts@am.jll.com

Austin Hedstrom
 +1 515 207 0911
 austin.hedstrom@am.jll.com



