

Ankeny Business Park
1555 SE Delaware
Ankeny, Iowa

FOR LEASE

For more information, contact:

Kevin Sullivan, SIOR

Vice President

515.221.6683

kevin.sullivan@cbre.com

JR Textor

Sales Associate

515.221.6681

jr.textor@cbre.com

CB Richard Ellis/Hubbell Commercial

6900 Westown Parkway

West Des Moines, IA 50266

main: 515.224.4900

fax: 515.221.6652

LISTING #1373B

www.cbrehc.com



As Exclusive Agent for the owner, we are pleased to offer the following property:

- ▶ PREMISES: Total building size 46,282 SF
- ▶ LEASE RATE: \$9.75/SF NNN

Amenities

- ▶ Bay sizes: 2,400 SF- 7,200 SF contiguous space available
- ▶ Retail/Office space
- ▶ Located in the Delaware Retail Corridor
- ▶ 16' interior clearance
- ▶ Electrical service: 2,000 amp, 120/208 volt 3-phase
- ▶ Natural gas available
- ▶ Attractive, landscaped environment with park-like atmosphere
- ▶ Excellent access to I-35, via two interchanges
- ▶ Individual heating and cooling systems
- ▶ Fire sprinkler system throughout
- ▶ Dock high and drive-in access available
- ▶ Building signage available

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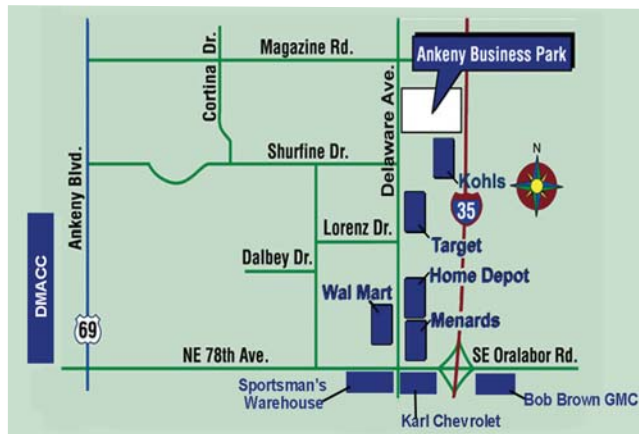
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Suite	Square Feet	Lease Rate/SF - NNN
C	2,400	\$9.75 *
D	2,400	\$9.75 *
E	2,400	\$9.75 *

*Includes \$20.00/SF build-out allowance



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