

FOR
LEASE

ANKENY BUSINESS PARK RETAIL/OFFICE/FLEX

1605 SE DELAWARE, ANKENY, IOWA 50021

Retail

Office

Flex

FOR MORE
INFORMATION
PLEASE CONTACT

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CBRE/Hubbell Commercial
6900 Westown Parkway
West Des Moines, Iowa
50266

LISTING #4474B

Professionally Managed by:

Hubbell
HUBBELL REALTY COMPANY
Always Breaking New Ground!



PREMISES:

- Suite L - 3,000 SF Drive-in/10' x 14' overhead door

LEASE RATE: \$7.50-\$8.00/SF NNN

**OPERATING
EXPENSES:** \$5.89/SF

FEATURES:

- Traffic count: 21,015 vpd
- 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
- Conveniently 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 and monument available
- Ample parking - 3.9 spaces/1,000 SF

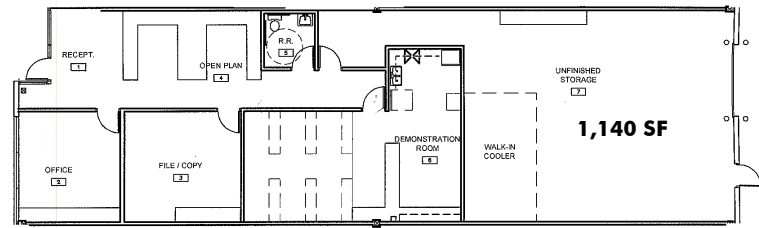
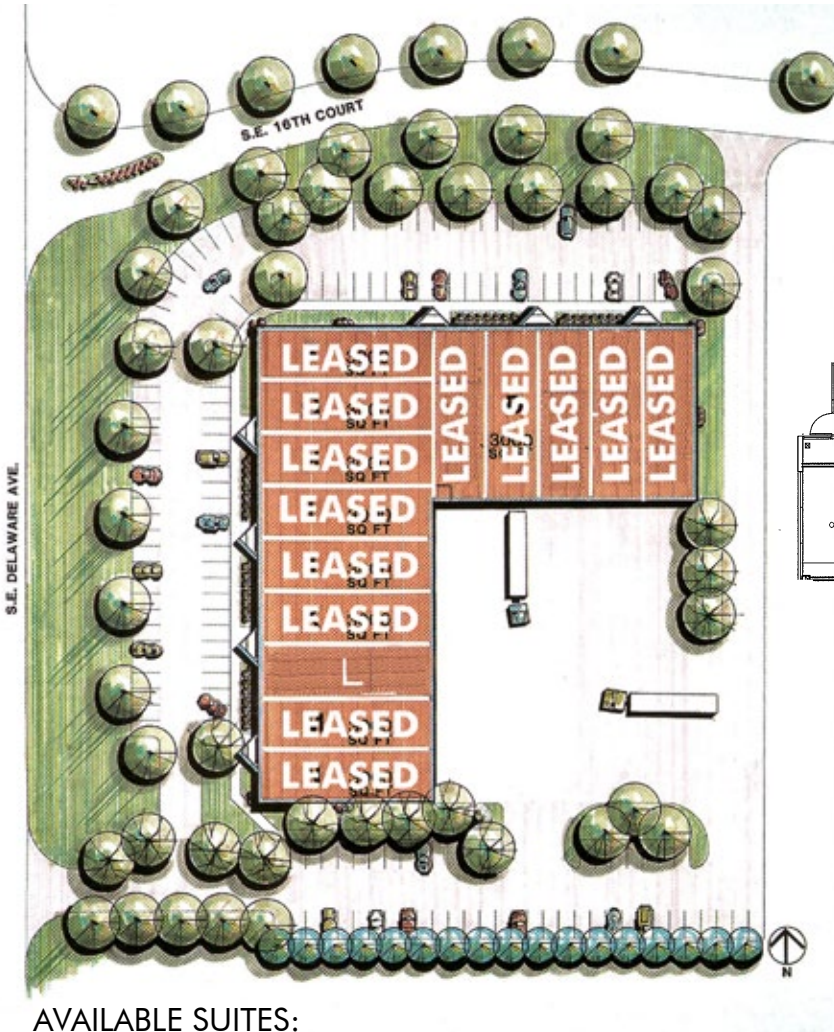


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Commercial
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Suite L

AVAILABLE SUITES:

Suite	Square Feet	Rate/SF	
L	3,000	\$7.50 NNN	Drive-in/10' x 14' overhead door



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