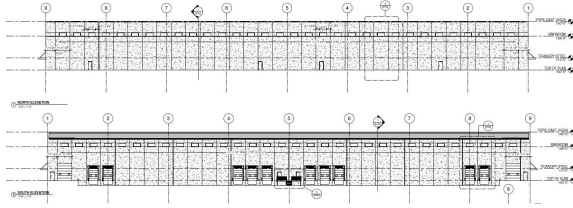


## 7075 SE Four Mile Drive

7075 SE Four Mile Drive | Ankeny, IA | US | Polk County

Available SF: 80,000 | Lease Rate: \$5.5 | Lease Terms: Triple Net



Building Type:	Industrial
Available SF:	80,000
Total SF:	80,000
Number of Stories:	1
Ceiling Peak:	30 Ft.
Ceiling Eaves:	30 Ft.
Expandable:	No
Zoning:	Industrial-Light
Site Size:	7.398 Acres
Year Built:	New Construction
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Concrete Tilt-up
Floor Type:	Unknown
Lease Rate:	\$5.5
Lease Terms:	Triple Net
Lease Rate Note:	\$5.50/sf NNN
Last Updated:	Aug 2, 2022

### Economic Development Contact

Derek Lord, Economic Development Dir.  
City of Ankeny  
410 W First Street  
Ankeny, IA 50023  
(515) 963-3555 | [dlord@ankenyiowa.gov](mailto:dlord@ankenyiowa.gov)

David Maahs  
Greater Des Moines Partnership  
700 Locust St., Ste. 100  
Des Moines, Iowa 50309  
(515) 286-4958 | [dmaahs@dsmpartnership.com](mailto:dmaahs@dsmpartnership.com)

### Realtor/Owner Contact

John R. Knapp  
NAI Iowa Realty Commercial  
(515) 788-8870 |  
[jknapp@iowarealtycommercial.com](mailto:jknapp@iowarealtycommercial.com)

### Property and Area Description

Occupancy: Fall 2018. Building Size: 80,000 SF. Min. Divisible: 20,000 SF.  
Column Spacing: 50 ft. Clear Height: 30 ft. Dock and Drive-In Available.  
Sprinkler Systems: ESFR (Early Suppression Fast Response). Electrical: Two (2) 600A Panels. LED Lighting.

### Population



**389,000**  
10 Mile Radius

**656,022**  
20 Mile Radius

**823,213**  
30 Mile Radius

Source: ESRI®, 2024

### Households



**157,738**  
10 Mile Radius

**262,778**  
20 Mile Radius

**327,898**  
30 Mile Radius

Source: ESRI®, 2024

### Transportation

**Nearest Highway:** US Hwy 69 (2.00 mi.)

**Nearest Interstate:** I-35 (1.4 mi.)

**Nearest Airport:** Ankeny Regional Airport (3.1 mi.)

**Nearest Commercial Airport:** Des Moines International Airport (14.1 mi.)

**Rail Served:** No

**Rail Served By:** None

**Rail Accessible:** No

**Rail Infrastructure in Place:** No

### Utilities

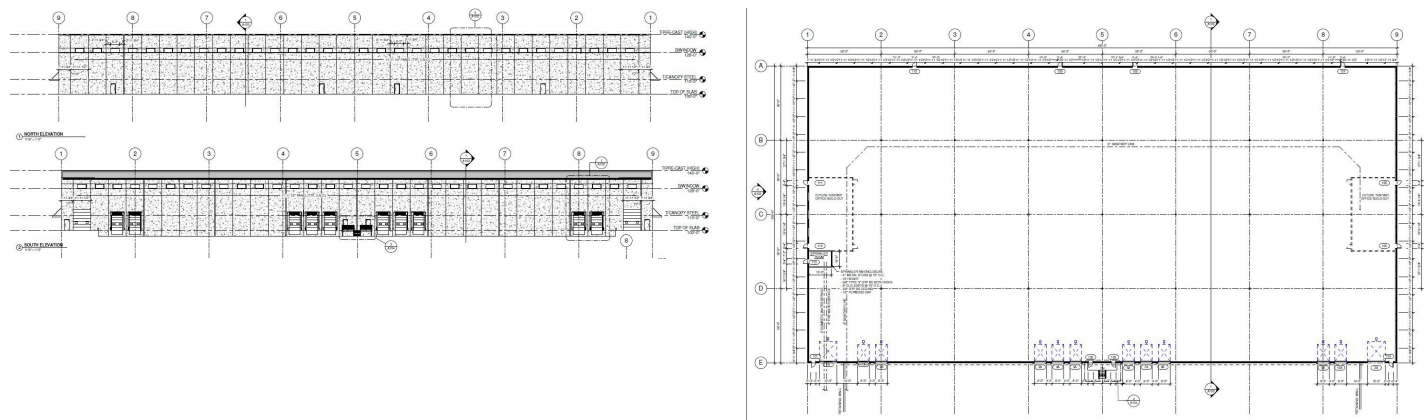
**Electric:** MidAmerican Energy Company

**Natural Gas:** MidAmerican Energy Company

**Water:** City of Ankeny

**Sewer:** City of Ankeny

Property Images



Sid Juwarker | Vice President of Economic Development | Greater Des Moines Partnership  
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