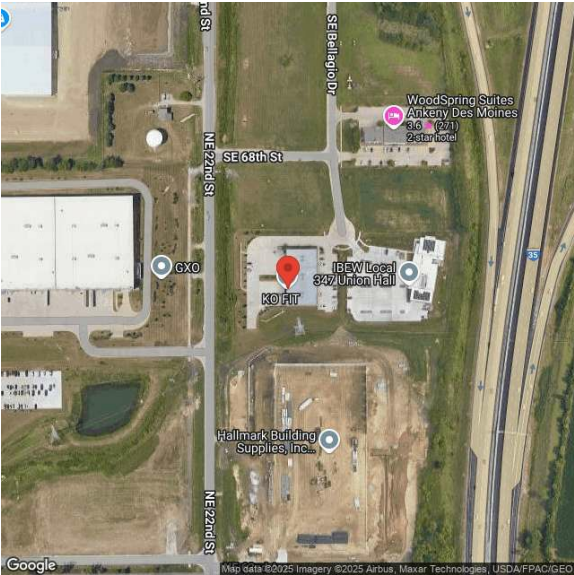


6806 SE Bellagio Ct
6806 SE Bellagio Dr | Ankeny, IA | US | Polk County
Available SF: 3,000 | Lease Rate: \$8.5



Building Type:	Industrial
Available SF:	3,000
Total SF:	6,000
Number of Stories:	1
Zoning:	C-2
Year Built:	2016
Lease Rate:	\$8.5
Last Updated:	Aug 8, 2025

Property and Area Description

6,000 SF Office/Warehouse space can be divided into two 3,000 SF bays. Fully conditioned. One 12'x14' drive-in door and one dock door with adjustable levelers. Quick access to I-35 and Corporate Woods Drive.

Population

	418,419 10 Mile Radius	657,732 20 Mile Radius	829,509 30 Mile Radius
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Source: ESRI®, 2024

Households

	170,260 10 Mile Radius	263,428 20 Mile Radius	330,312 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Rail Served: Yes
Rail Served By: Union Pacific Railroad
Rail Accessible: Yes
Rail Infrastructure in Place: Unknown
Rail Contact: Darren Wisniski
Rail Contact Phone: 402-672-1983
Rail Contact Email: djwisnis@up.com

Economic Development Contact

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