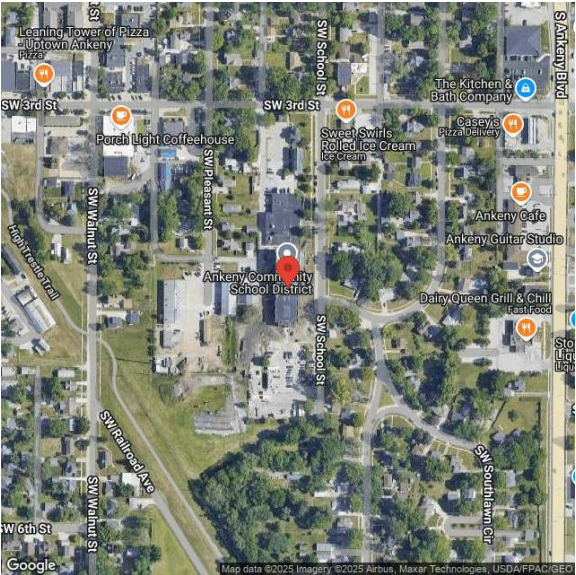


**Metro North Business Park**  
2701 SE Convenience Blvd, Suite Suite 10 | Ankeny, IA | US | Polk County  
Available SF: 4,054 | Lease Rate: \$10.5



Building Type:	Industrial, Office
Available SF:	4,054
Total SF:	9,992
Number of Stories:	1
Zoning:	M-1
Year Built:	1988
Lease Rate:	\$10.5
Last Updated:	Jul 14, 2025

**Economic Development Contact**

Derek Lord, Economic Development Dir.  
City of Ankeny  
410 W. First Street  
Ankeny, IA 50021  
(515) 965-6430 | [dlord@ankenyiowa.gov](mailto:dlord@ankenyiowa.gov)

Lindsay Fox  
City of Ankeny, Iowa  
410 West First Street  
Ankeny, Iowa 50023  
(515) 965-6431 | [lfox@ankenyiowa.gov](mailto:lfox@ankenyiowa.gov)

**Realtor/Owner Contact**

Darcy Gill  
| [dgill@dennyelwellcompany.com](mailto:dgill@dennyelwellcompany.com)

**Property and Area Description**

Suite 3: 1,410 SF Office @ 12.00 PSF/NNN Suite 6: 4,528 SF @ \$9.00 PSF/NNN - 1,877 SF Office - 2,651 SF Warehouse w/2 Drive-In Doors Suite 10: 4,054 SF Office @ \$10.50 PSF/NNN Available for Sublease Through April 30, 2026 Campus Setting Ample On-Site Parking Build Out to Suit Tenant Excellent I-35/80 Access Adjacent to Ankeny Regional Airport On-Site Hotels, Restaurants, and Daycare 37,426 SF Flex Space Building Docks and Drive-In On-Site Property Management

**Population**

	<b>327,152</b> 10 Mile Radius	<b>666,731</b> 20 Mile Radius	<b>838,252</b> 30 Mile Radius
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Source: ESRI®, 2024

**Households**

	<b>130,976</b> 10 Mile Radius	<b>268,234</b> 20 Mile Radius	<b>334,106</b> 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](mailto:djwisnis@up.com)