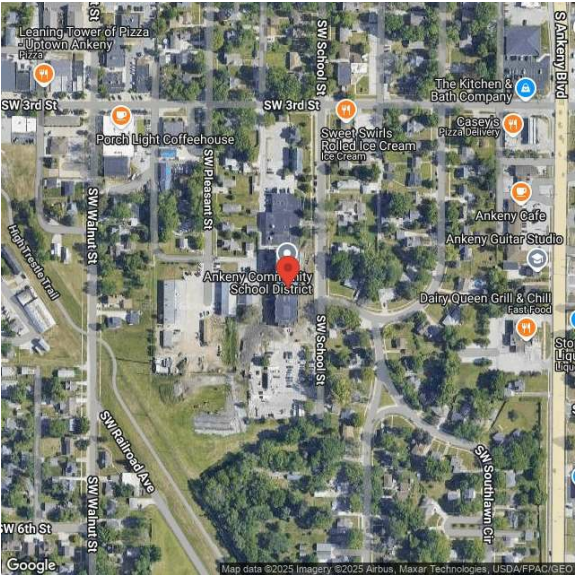


Metro North Business Park
2701 SE Convenience Blvd, Suite Suite 6 | Ankeny, IA | US | Polk County
Available SF: 4,528 | Lease Rate: \$9



Building Type:	Industrial, Office
Available SF:	4,528
Total SF:	4,528
Number of Stories:	1
Zoning:	M-1
Year Built:	1988
Lease Rate:	\$9
Last Updated:	Jun 2, 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

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

Realtor/Owner Contact

Darcy Gill
| 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

	324,312 10 Mile Radius	658,975 20 Mile Radius	832,133 30 Mile Radius
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Source: ESRI®, 2024

Households

	128,972 10 Mile Radius	264,243 20 Mile Radius	330,420 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