

# CORPORATE WOODS INDUSTRIAL CENTER

5910 SE RIO CIRCLE  
ANKENY, IA 50023



326,930 SF  
AVAILABLE

MINIMUM DIVISIBLE 27,000 SF

Immediate access to Interstate 80 via Interstate 35

Property tax abatement available

Can accommodate up to 58,000 SF outdoor storage/trailer parking

Located just minutes from the Ankeny Regional Airport, 15 minutes from Downtown Des Moines and 20 minutes to Des Moines International Airport





## BUILDING HIGHLIGHTS

---

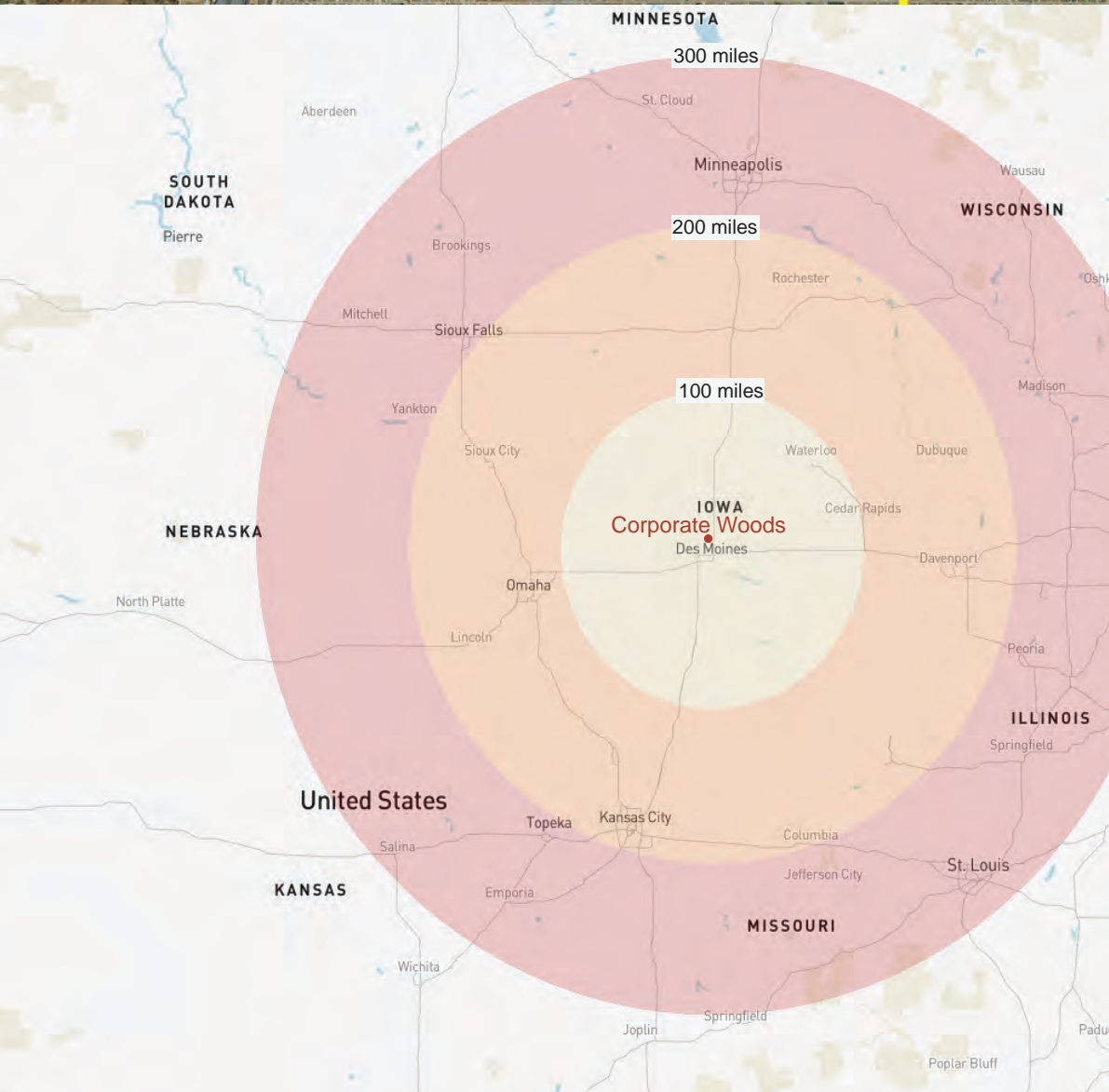
- Building 2: 126,930 SF available
- Building 3: 200,000 SF available (planned)
- 32' minimum clearance height
- 22 dock-high loading doors (9'x10')
- 32 additional doors can be added
- 1 drive-in door (12'x16'), 50' speed bay
- 121 parking stalls
- 2,000 amps, 480/277 volt 3-phase power supply
- 222' building depth
- ESFR sprinkler system
- 41' x 40' typical column bay spacing
- Lease Rate: \$4.95/SF NNN





# CORPORATE NEIGHBORS IN ANKENY

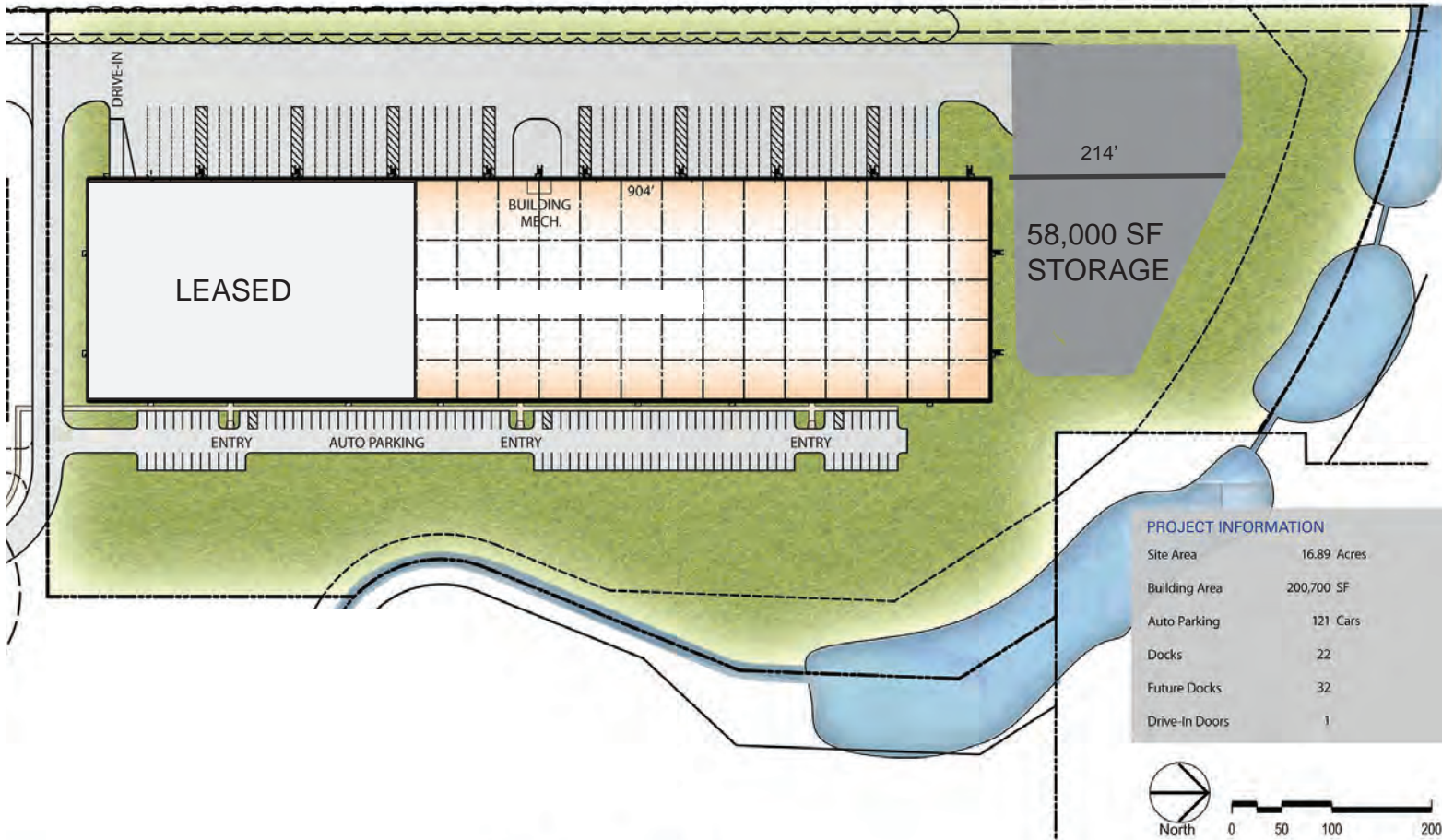
- Ankeny Airport
- Bridgestone
- Casey's General Store HQ
- FedEx Freight
- Iowa DOT
- Keystone Automotive
- PDI
- Power Distributors
- Toro
- XPO Logistics



# DISTANCE TO OTHER MAJOR CITIES

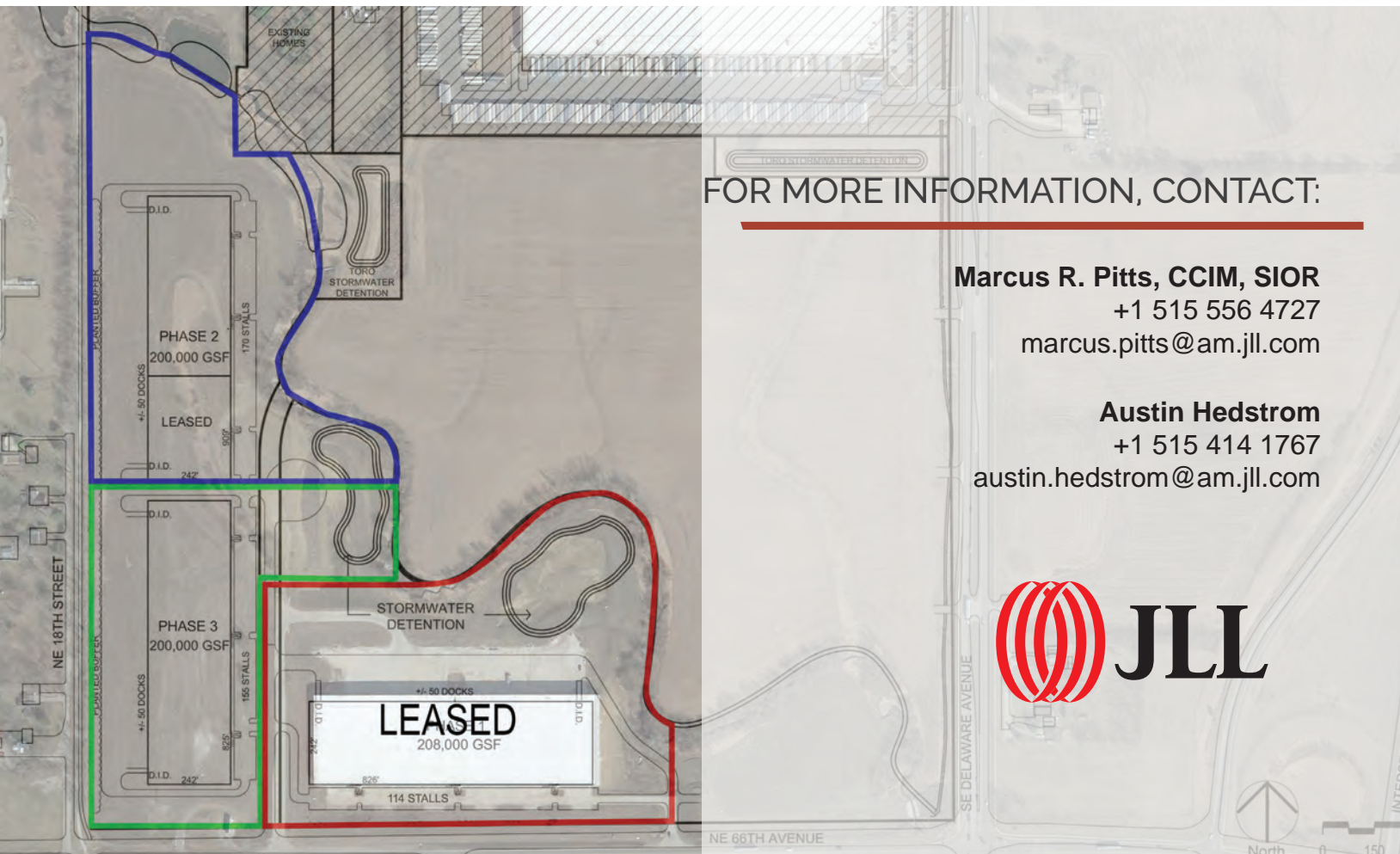
- Chicago, IL  
5 hours
- Kansas City, MO/KS  
3 hours
- Minneapolis, MN  
3 1/2 hours
- Omaha, NE  
2 hours
- St. Louis, MO  
5 1/2 hours

# SITE PLANS



**PROJECT INFORMATION**

Site Area	16.89 Acres
Building Area	200,700 SF
Auto Parking	121 Cars
Docks	22
Future Docks	32
Drive-In Doors	1



FOR MORE INFORMATION, CONTACT:

**Marcus R. Pitts, CCIM, SIOR**  
 +1 515 556 4727  
 marcus.pitts@am.jll.com

**Austin Hedstrom**  
 +1 515 414 1767  
 austin.hedstrom@am.jll.com

