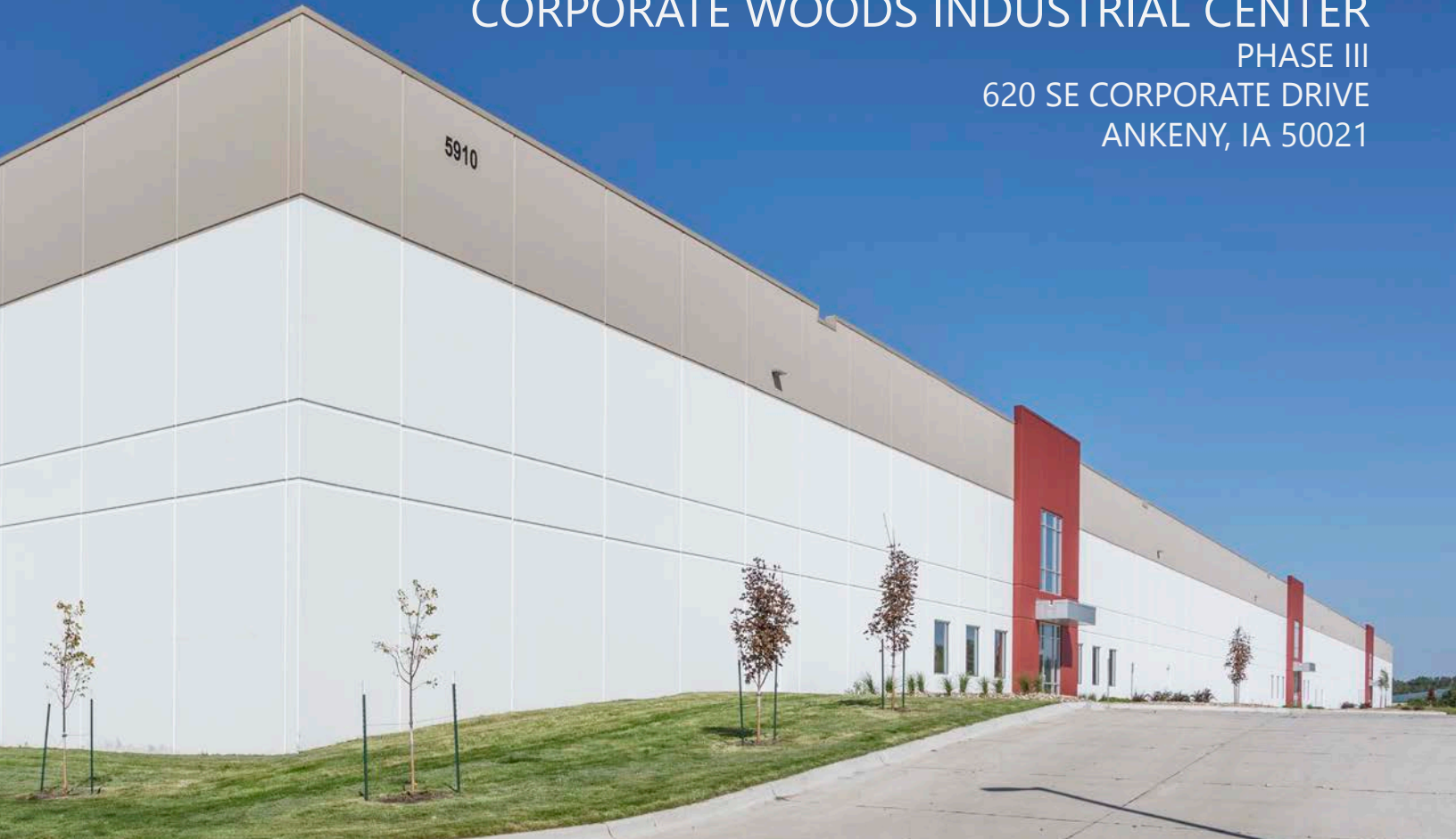


# CORPORATE WOODS INDUSTRIAL CENTER

PHASE III

620 SE CORPORATE DRIVE  
ANKENY, IA 50021



## 200,200 RSF AVAILABLE

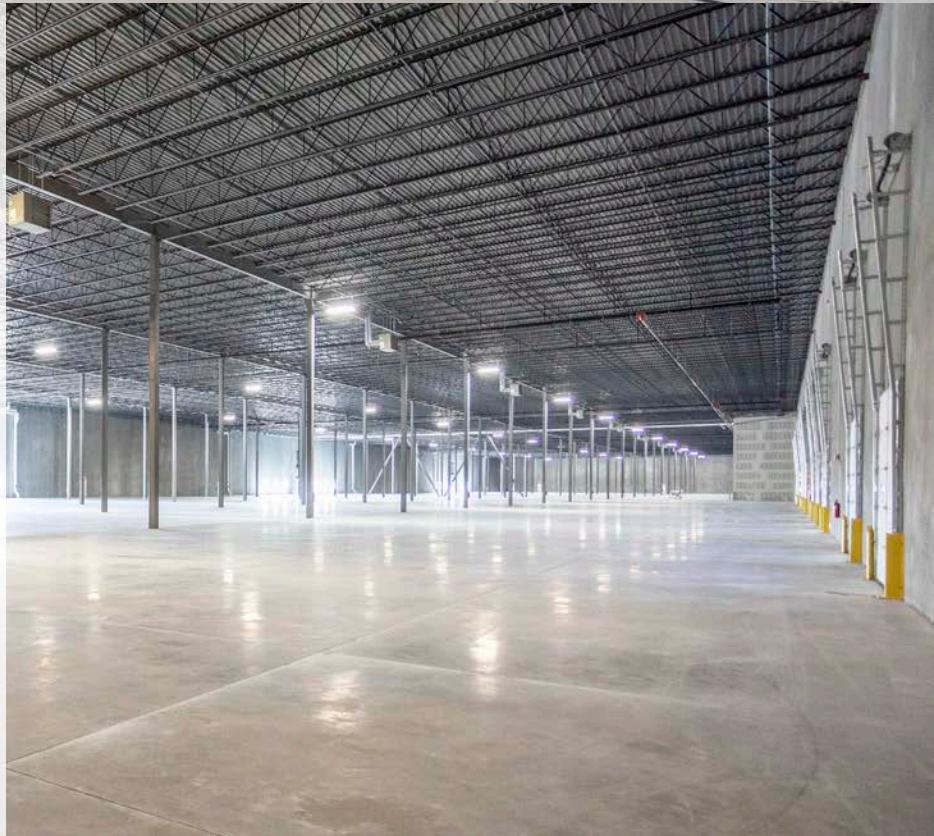
**MINIMUM DIVISIBLE 33,400 SF**

Immediate access to Interstate 80 via Interstate 35

Property tax abatement available

Final phase of a 600,000 SF industrial park

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





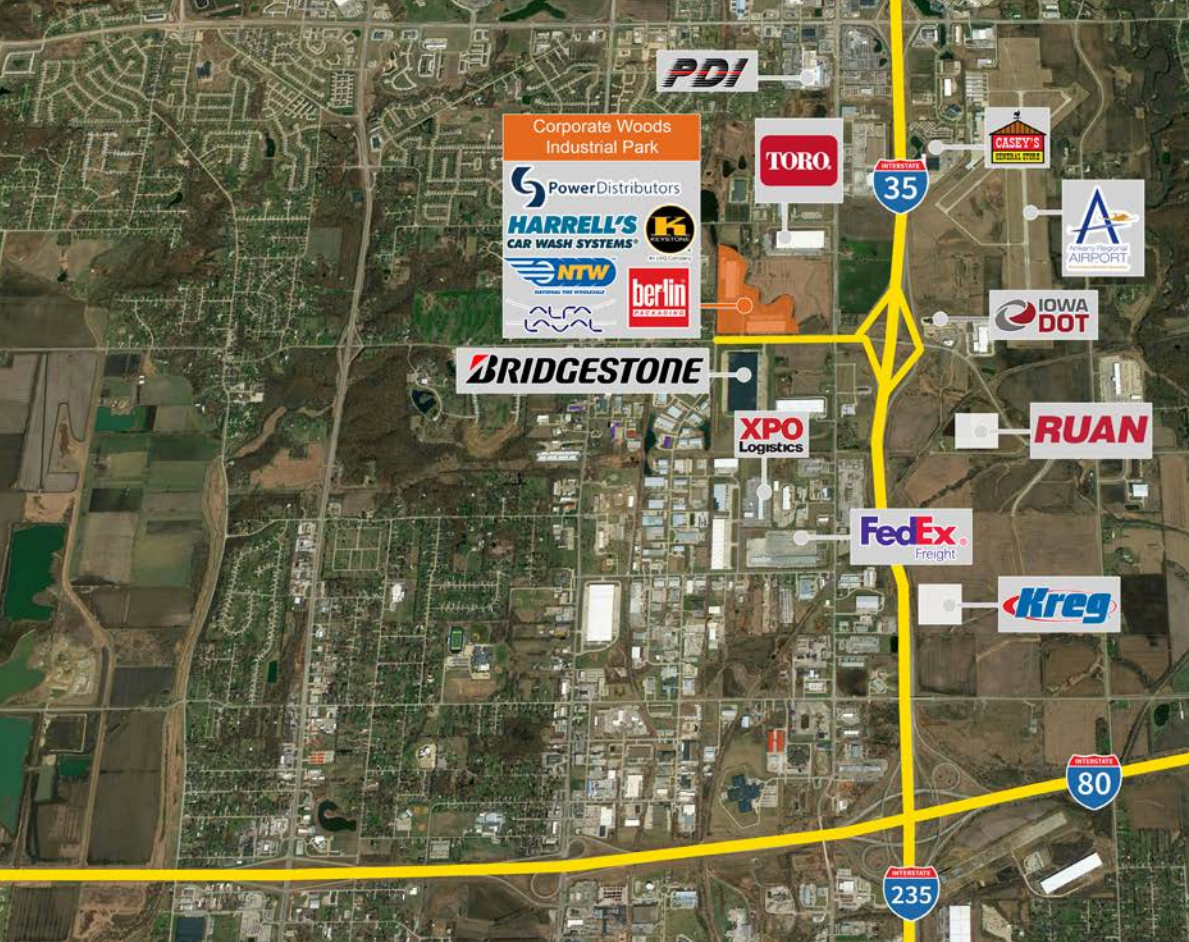
## BUILDING HIGHLIGHTS

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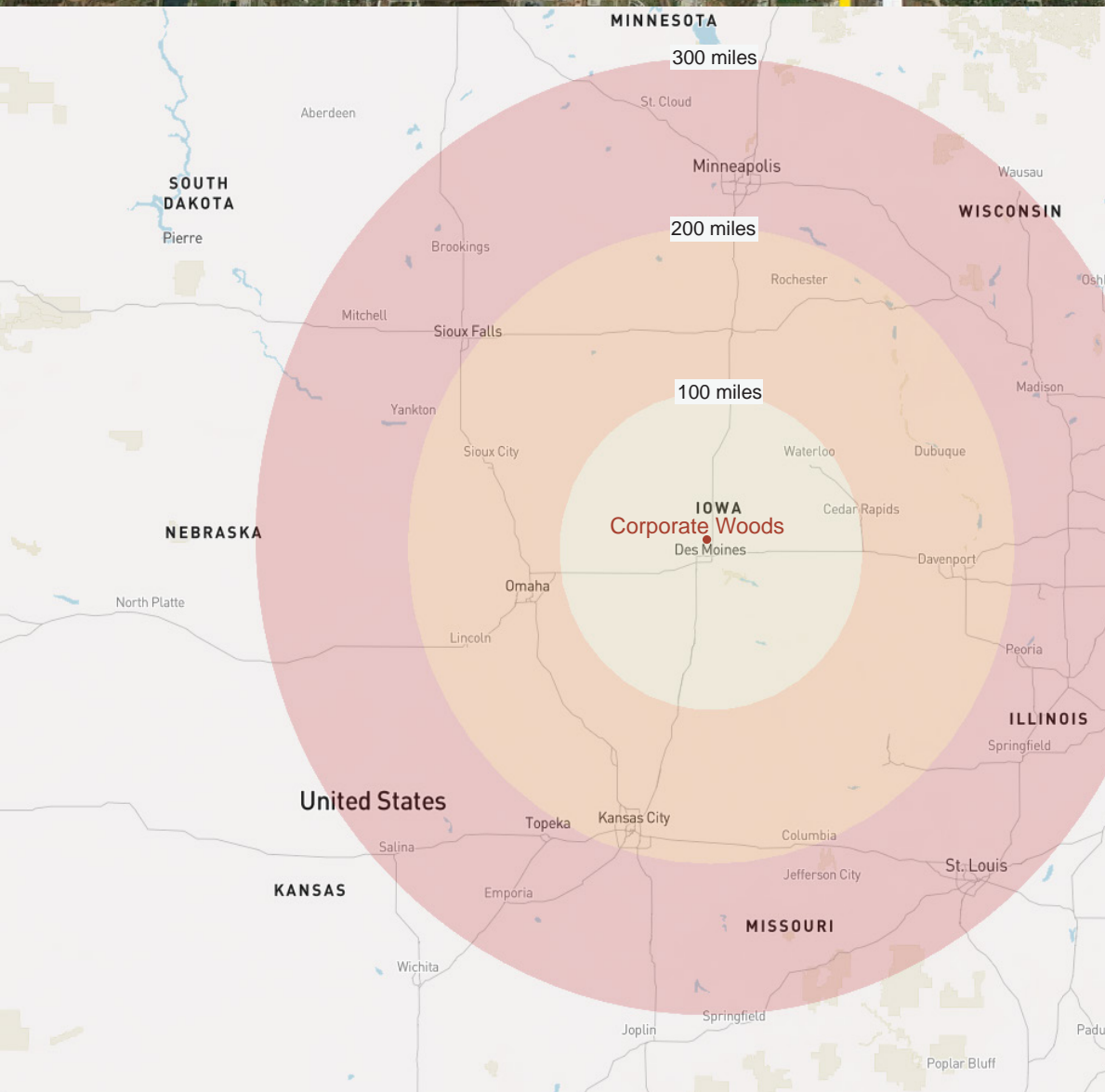
- Phase 3: 200,200 RSF
- 32' minimum clearance height
- 20 dock-high loading doors (9'x10')
- 26 additional doors can be added
- 2 drive-in door (12'x16'), 60' speed bay
- 1 drive-in door can be added
- 112 parking stalls
- 2,000 amps, 480/277 volt 3-phase power supply
- 242 ' building depth
- ESFR sprinkler system
- 46' x 45' typical column bay spacing
- Lease Rate: \$4.95/SF NNN



# CORPORATE NEIGHBORS IN ANKENY



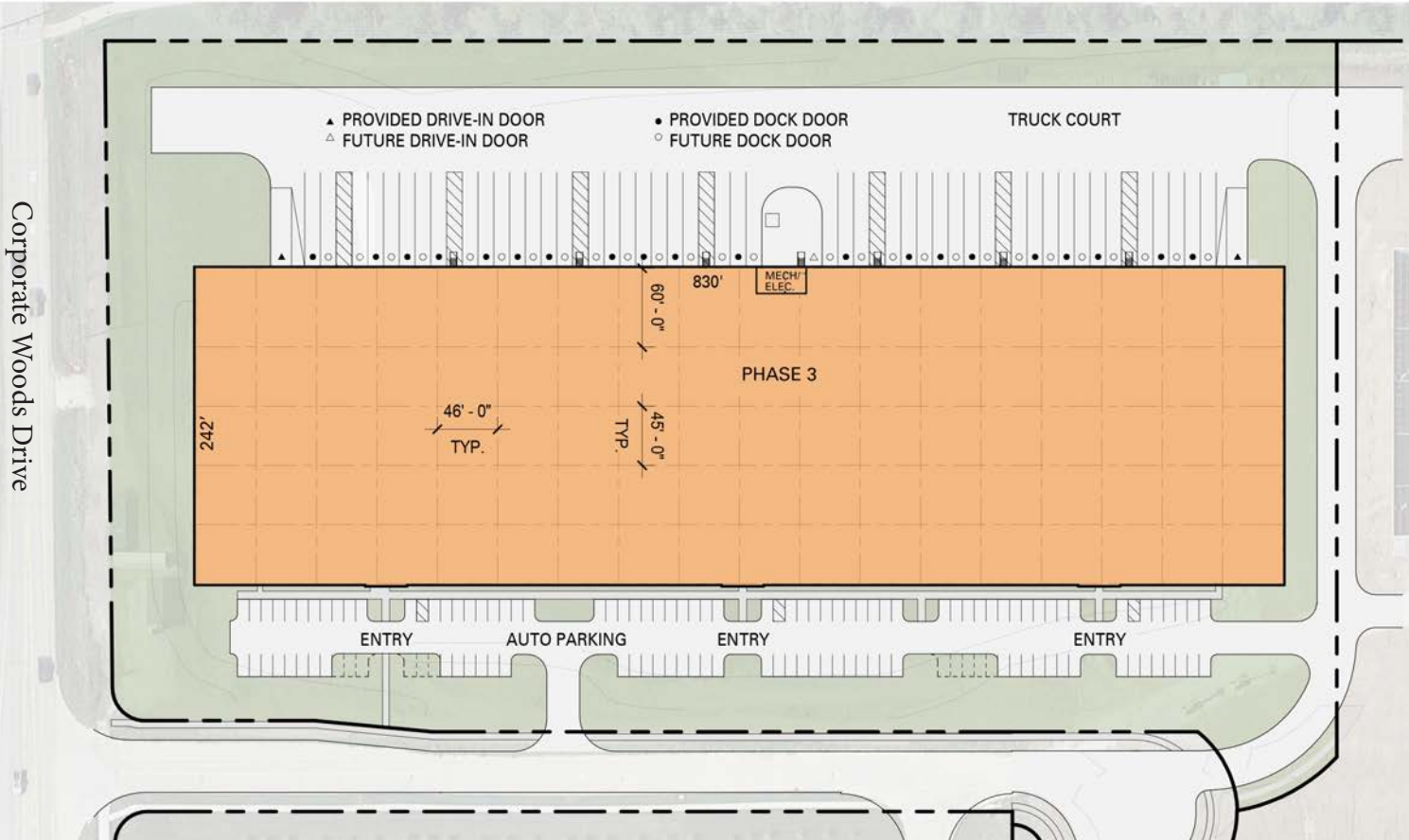
- Alfa Laval
- Ankeny Airport
- Berlin Packaging
- Bridgestone
- Casey's General Store HQ
- FedEx Freight
- Harrell's Car Wash Systems
- Iowa DOT
- NTW
- Keystone Automotive
- Kreg Tool (2021)
- PDI
- Power Distributors
- Ruan Transportation (2020)
- Toro
- XPO Logistics



# 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



## FOR MORE INFORMATION, CONTACT:

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PROJECT INFORMATION

Overall	
Site Area	19,200
Building Area	208,000
Auto Parking	200
Future Auto Parking	200
Provided Docks	200
Future Docks	200
Drive-in Doors	200

PHASE 3

Overall	
Site Area	200
Building Area	200
Auto Parking	200
Provided Docks	200
Future Docks	200
Drive-In Doors	200
Future Drive-In Doors	200