



1,000 SF bays
Industrial flex space for sale or lease

**Individual storage units
in Ankeny, Iowa**

4th Bay Storage

2843 S Ankeny Blvd. | Ankeny, IA 50023

Location

- 2834 S Ankeny Blvd. is located on the south of SE Oralabor and S. Ankeny Blvd. in Ankeny, Iowa
- Neighboring businesses include Urban Air Trampoline and Adventure Park, Thrive Counseling Center, and Emergent Learning Clinic, Fareway, Pizza Ranch, and Scooter's Coffee

Property specifications

- Availability: 1,000 SF bays
- Lease rate: \$6.00/SF NNN
 - Est. OPEX: \$6.20/SF
- Sale price: \$135,000 per unit (\$135/SF)
 - Association fee: \$96.55/month per unit for purchased units only

Advantages and amenities

- Total building size: 17,050 SF
- Unit size: 20' x 50'
- Overhead doors: 14' tall
- Easy entry with long drive and turnaround space
- Interior lighting & electricity
- Designed and built to store your boat or recreational vehicle in a secure, convenient and new facility

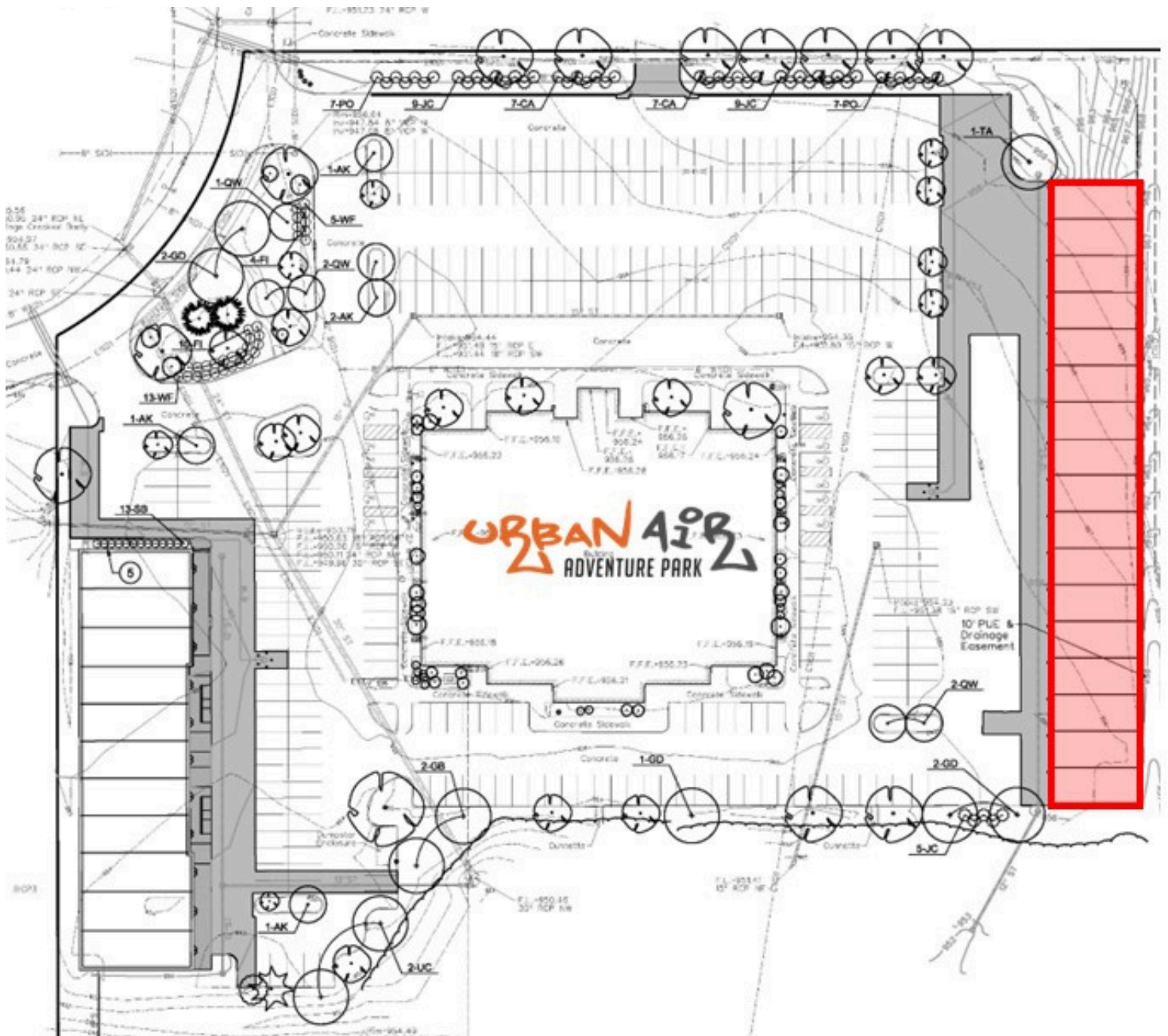
1,000 SF bays

Industrial flex space for lease



Site plan

Industrial flex space for lease



Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11	Unit 12	Unit 13	Unit 14	Unit 15	Unit 16	Unit 17
1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF
LEASED	LEASED	SOLD	SOLD	LEASED	SOLD	LEASED	LEASED	LEASED	SOLD	LEASED	LEASED	LEASED	SOLD	SOLD	LEASED	VACANT
958.00	20' (Typ)			958.00	957.00				957.00	956.00						956.00

4th Bay Storage



2843 S Ankeny Blvd. | Ankeny, IA 50023



Contact

Marcus R. Pitts, CCIM, SIOR

Senior Managing Director

+1 515 556 4727

marcus.pitts@jll.com

Austin Hedstrom, SIOR

Executive Vice President

+1 515 414 1767

austin.hedstrom@jll.com

Tanner Hedstrom

Vice President

+1 515 745 2734

tanner.hedstrom@jll.com

jll.com/des-moines

Jones Lang LaSalle Americas, Inc., a licensed real estate broker in 48 states | DISCLAIMER Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.