



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

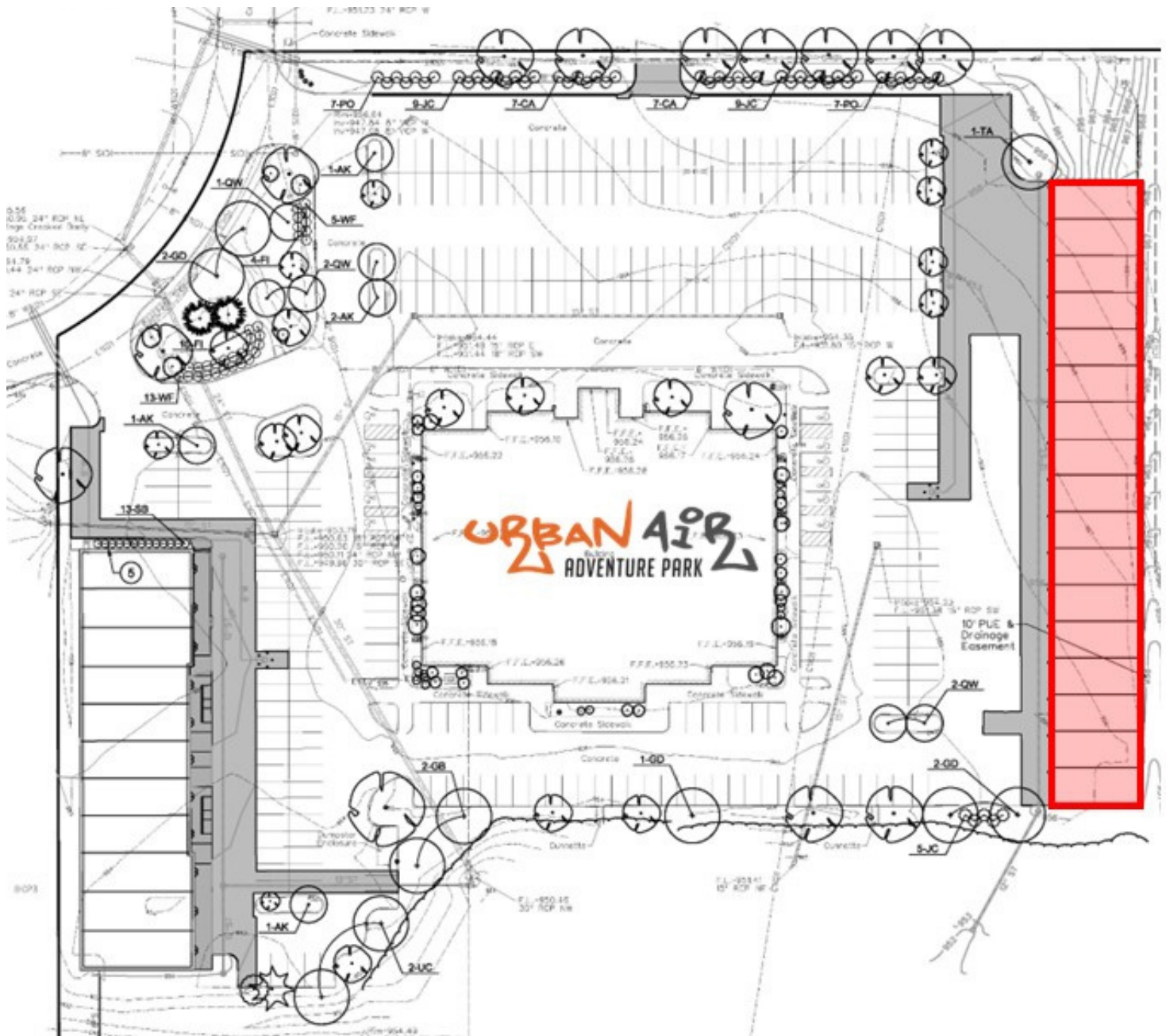
1,000 SF bays

Industrial flex space for lease



Site plan

Industrial flex space for lease



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

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