



EQUITIES



I-35 DISTRIBUTION CENTER

7055 – 7125 SE DELAWARE, ANKENY, IA

Experience the brilliance of brand-new industrial warehouse space,
available for lease **NOW**



Jones Lang Lasalle Brokerage, Inc.,
A licensed real estate broker



DISCOVER OUR SPECULATIVE WAREHOUSE DEVELOPMENT

Strategically positioned within a premier industrial corridor, this property boasts proximity to industry leaders such as Kreg Tool, Bridgestone, and a diverse array of local, regional, and national enterprises. This state-of-the-art distribution center offers seamless connectivity to Interstates 35 and 80, ensuring efficient goods transportation throughout the Midwest. Moreover, the convenient access to Des Moines International Airport enhances logistics capabilities, facilitating air freight options across the United States and beyond.



I-35 Distribution Center building specs



SITE PLAN

I-35 Distribution Center

Lease Rate	Negotiable
*Yr 1 OPEX Estimate	\$2.16 PSF for 2025
Building SF (Avail.)	60,000 SF
Office SF	2,000 SF (Expandable)
Year Built	2023
Lot Acreage	11.92 Acres
Clear Height	32'
Dock Doors	4 (ability to add)
Drive-In	Ability to add
Sprinkler System	ESFR
Power	3-Phase, 480 Volt, 2,000 AMPS
Auto Parking	107 Stalls
Lighting	LED high-bay lighting providing 30 FC (assuming no racking)
Roof	60 mil EPDM
Building Dimension	300' x 600'
Column Spacing	50' x 50'

*Taxes: 5-year sliding scale tax abatement

OUR STRATEGIC ADVANTAGE

ANKENY



POPULATION

20,612 | 3 MILES
108,038 | 5 MILES
416,277 | 10 MILES



HOUSEHOLDS

7,893 | 3 MILES
42,206 | 5 MILES
167,411 | 10 MILES



MEDIAN HH INCOME

\$78,837 | 3 MILES
\$68,631 | 5 MILES
\$73,867 | 10 MILES



ANKENY REGIONAL AIRPORT



I-35 DISTRIBUTION CENTER

ANKENY

+82,132 VPD

77,694 VPD

CORPORATE NEIGHBORS

ANKENY





I-35

DISTRIBUTION CENTER

CONTACT INFORMATION:

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

About JLL For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$23.4 billion and operations in over 80 countries around the world, our more than 112,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY™. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com



EQUITIES

