

FOR LEASE

1010 SE 54TH ST ANKENY, IA 50021



CLASS A WAREHOUSE

202,622 SF TOTAL BUILDING SIZE
AVAILABLE: 60,000 SF
FENCED-IN OUTDOOR STORAGE
AVAILABLE NOW!

LEASE RATE
\$5.50 PSF NNN



BUILDING SPECIFICATIONS

TOTAL AREA: 202,622 SF

AVAILABLE: 60,000 SF

CLEAR HEIGHT: 27'

FIRE SPRINKLERS: ESFR

DOCK DOORS: 23 (10'H X 9'W)

GRADE LEVEL DOORS: 1 - (12'W X 16'T)

MAIN BUILDING CONSTRUCTION:

7-1/2" THICK CONCRETE TILT WALL PANELS WITH FOIL RIGID INSULATION APPLIED TO THE INTERIOR FACE. INSULATION HAS A MIN R VALUE OF 10.8.

PARKING SPACES: 30 CARS | 33 TRAILERS

ZONED: M-1 LIGHT INDUSTRIAL DISTRICT

YEAR BUILT: 1996

BUILDING DIMENSIONS: 576' X 360'

COLUMN SPACING: 48' X 50'

TRUCK COURT: 130' DEEP, INCLUDING 60' TRUCK APRON OF 8" CONCRETE OVER 6" AGGREGATE BASE

TRAILER PARKING: 50' DEEP, INCLUDING 15' OF CONCRETE DOLLY PAD AND 35' OF HEAVY-DUTY ASPHALT CONCRETE SURFACE.

ROOF: SINGLE-PLY BALLASTED EPDM INSULATION FACTOR-R-19.0 ROOF DRAINAGE - GUTTER AND DOWNSPOUTS

LIGHTING: H1 HIGH-BAY FIXTURES WITH INTEGRATED OCCUPANCY SENSORS

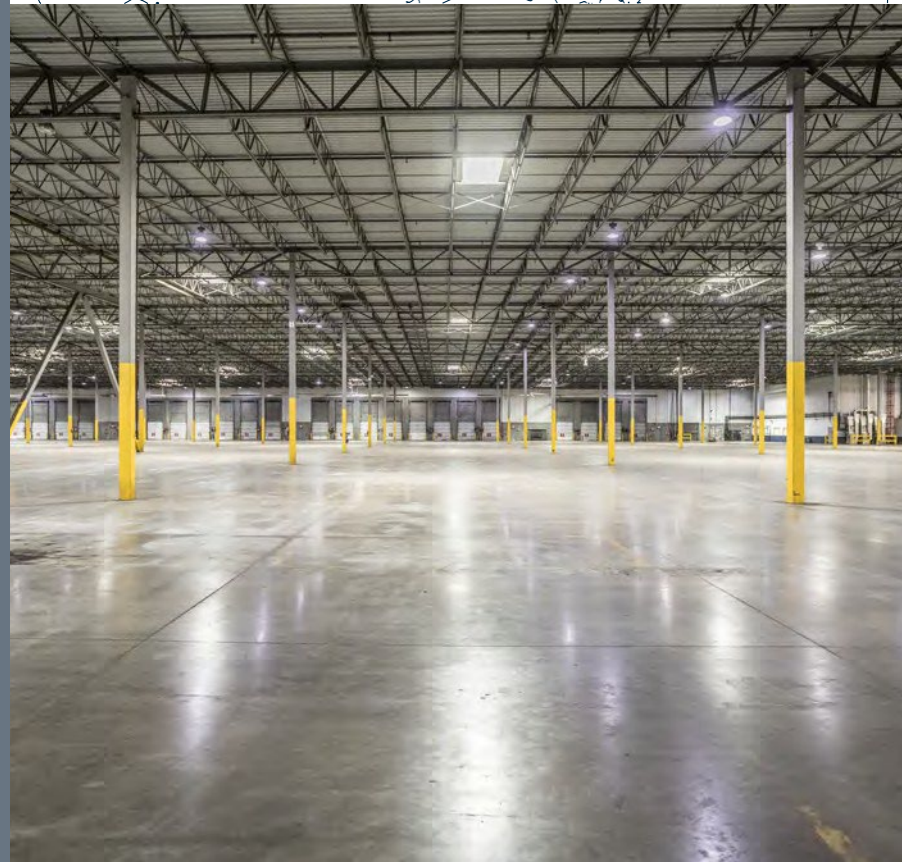
POWER: 3 PHASE, 1,000A, 480V

UTILITIES: WATER & SEWER (CITY) ELECTRICAL AND GAS (MIDAMERICAN ENERGY)

HVAC:

- WAREHOUSE: TWO AIR TURNOVER UNITS WITH ROOF MOUNTED RELIEF VENTS AND NATURAL GAS HEAT
- RADIANT HEATERS AT DOCK

LOCATION & DRIVE TIMES





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