

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: $7.24/SF
- Sale price: $135,000 per unit ($135/SF)
  - Association fee: ~$125/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

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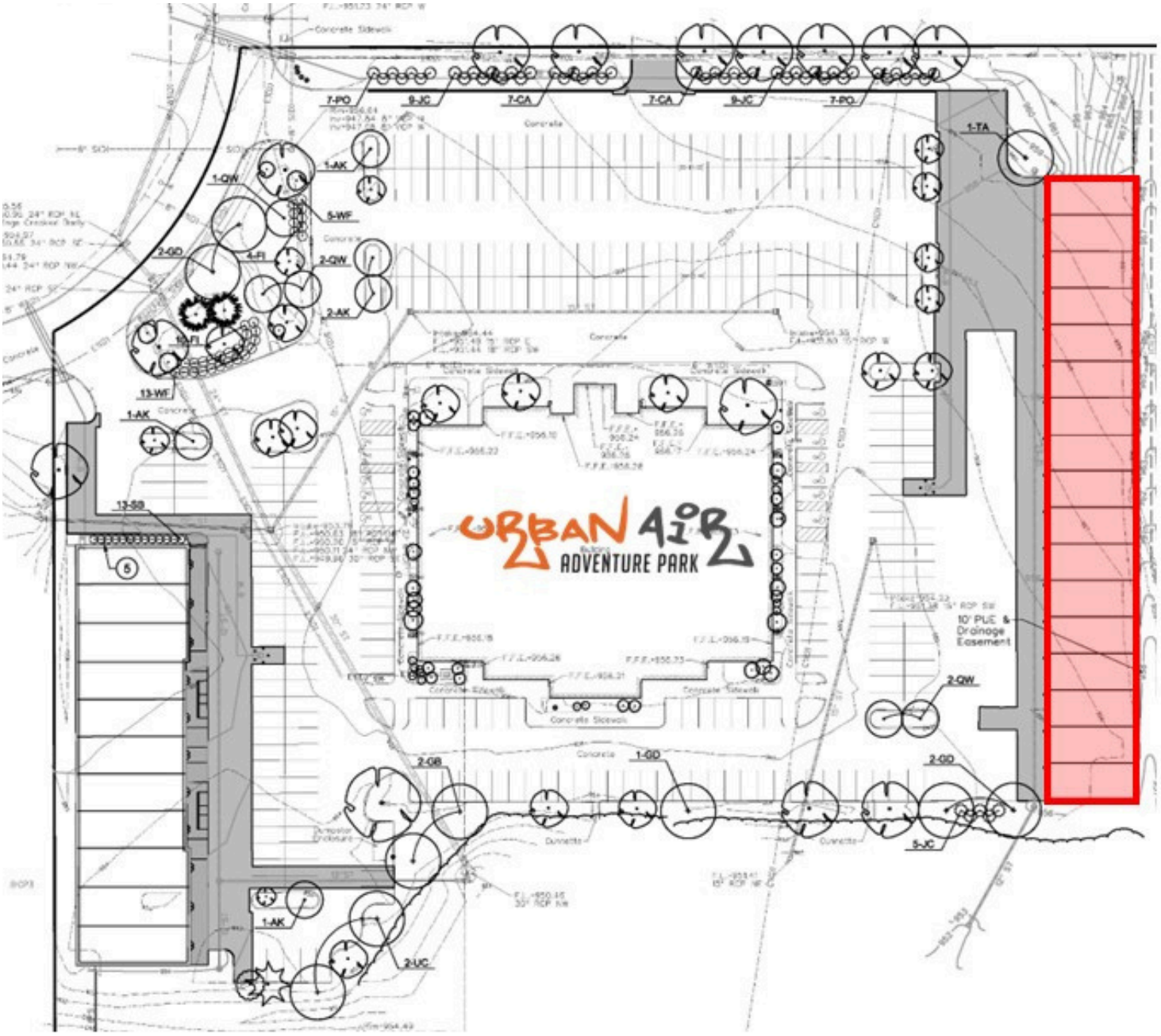


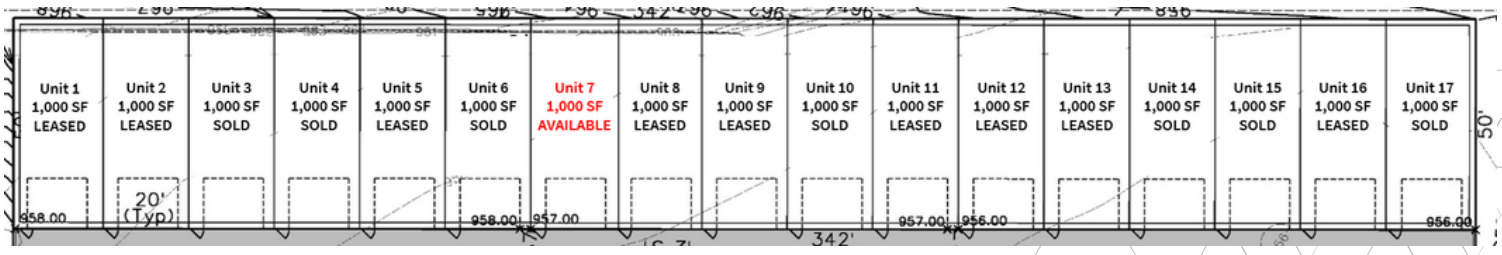




Site plan

Industrial flex space for lease





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