

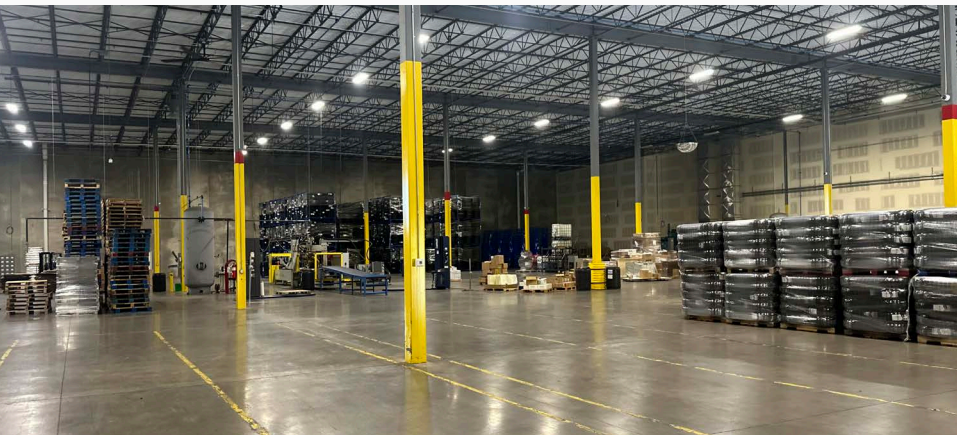
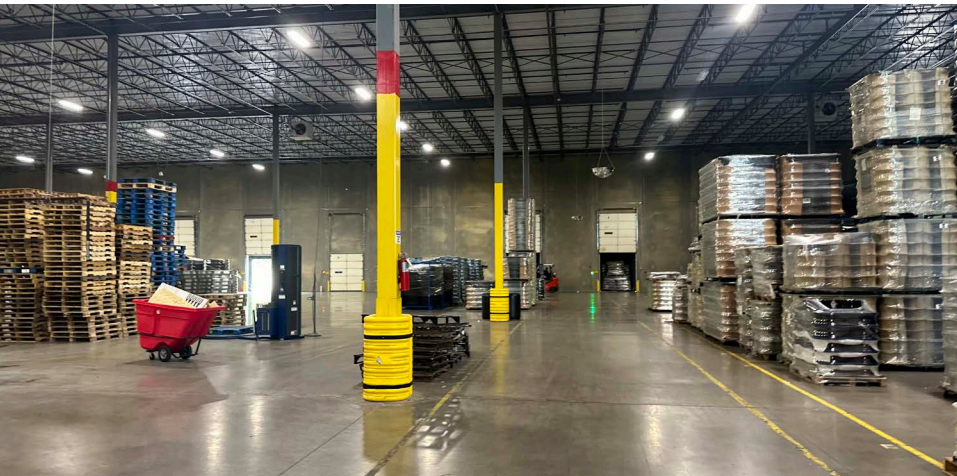
INDUSTRIAL  
FOR SUBLEASE

6150

SE Rio  
Circle

CBRE

ANKENY, IA



# Property Overview

## AVAILABLE SF

- 44,678 - 89,356 SF

## ASKING RATE:

- \$5.90 NNN

## LEASE EXPIRATION

- 11/30/2026 Expiration

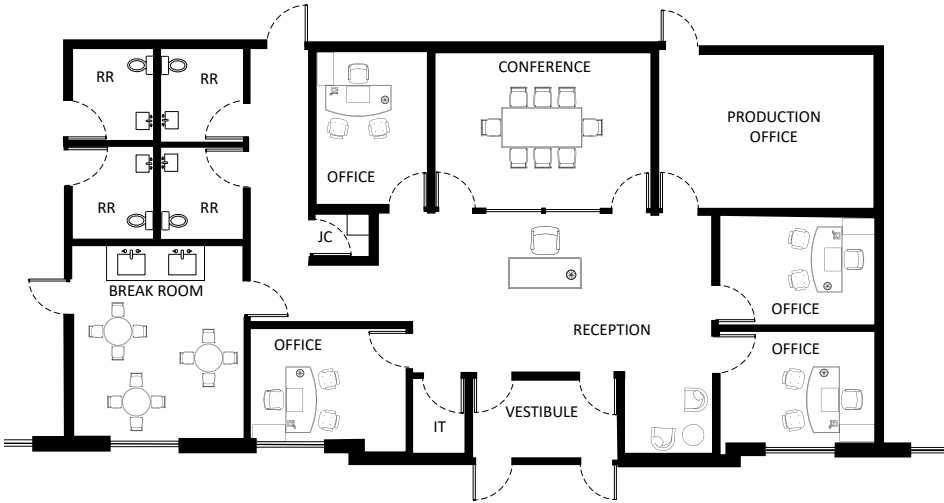
## OPEX:

- Call for details

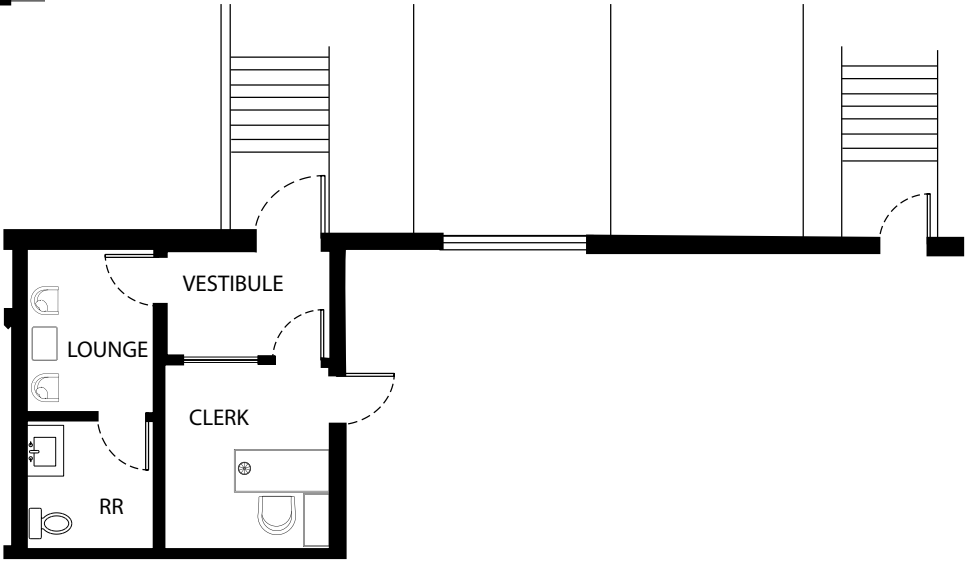
## PROPERTY HIGHLIGHTS

Main Office: 2,285 SF	Five Offices One conference room Four Restrooms Breakroom HVAC rooftop unit for heating/cooling
Shipping Office: 300 SF	One Office One Restroom PTAC unit for heating/cooling
Term Remaining	TBD
Docks & Drives	9 Docks (9' x 10')
Drive-In Door	1 (12' x 14')
Clear Height	32'
Sprinkler	ESFR
Column Spacing	41' x 40'
Power	3 Phase 480 Volt
Heat	Reznor heat

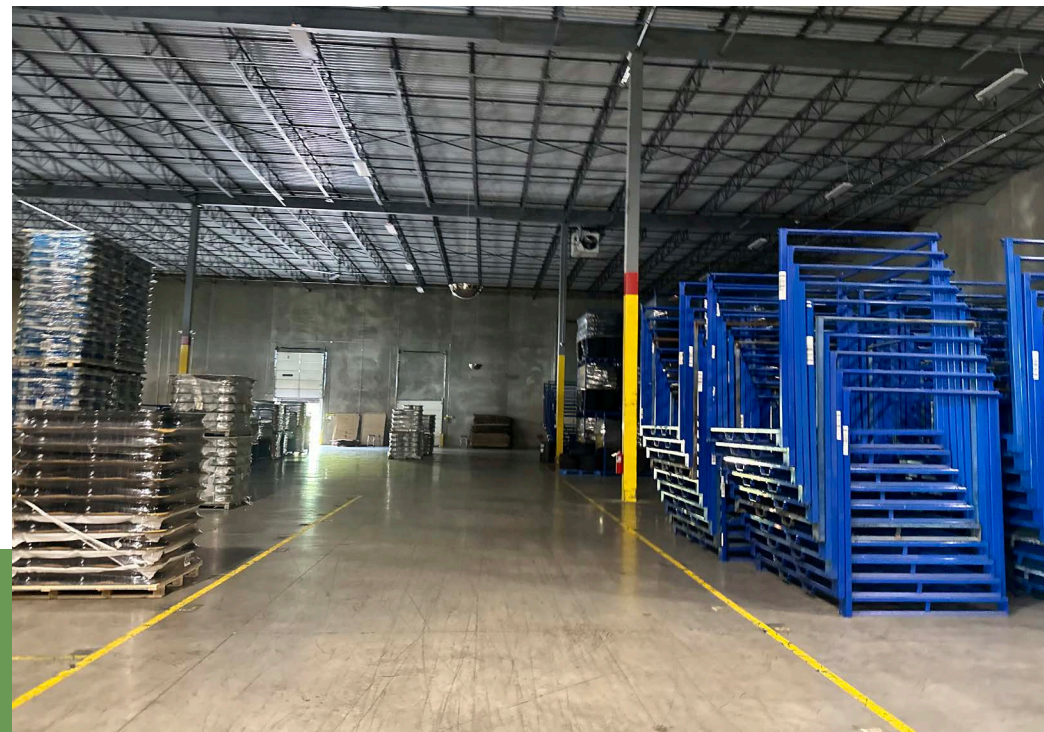
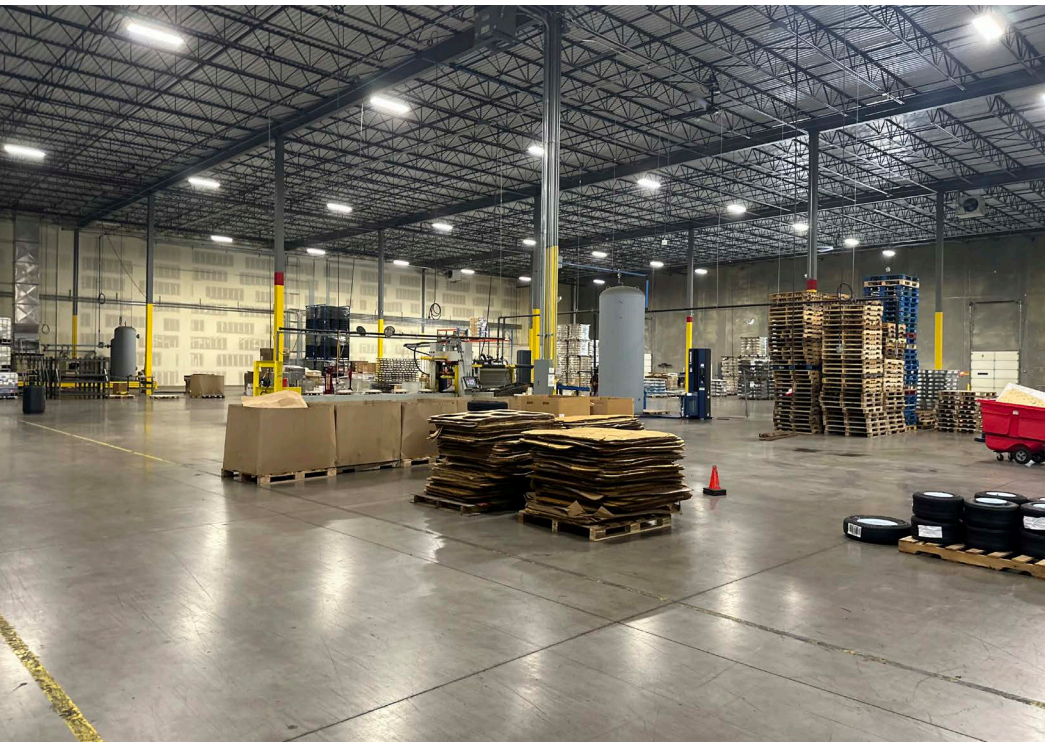
# OFFICE FLOOR PLANS

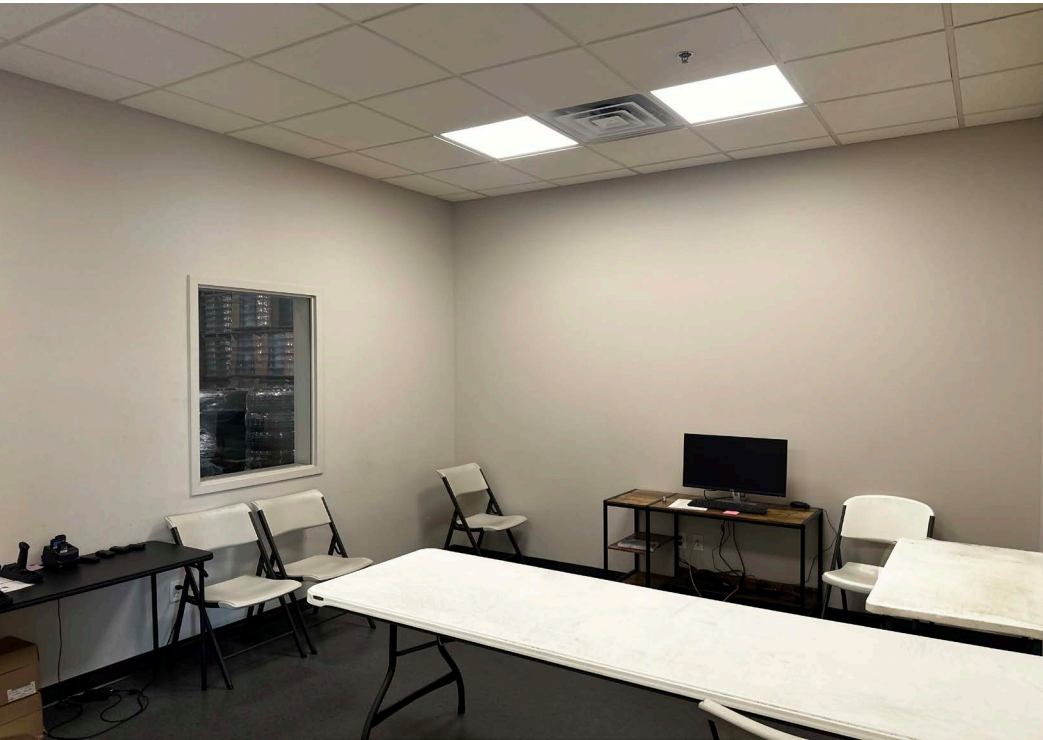


**OFFICE**

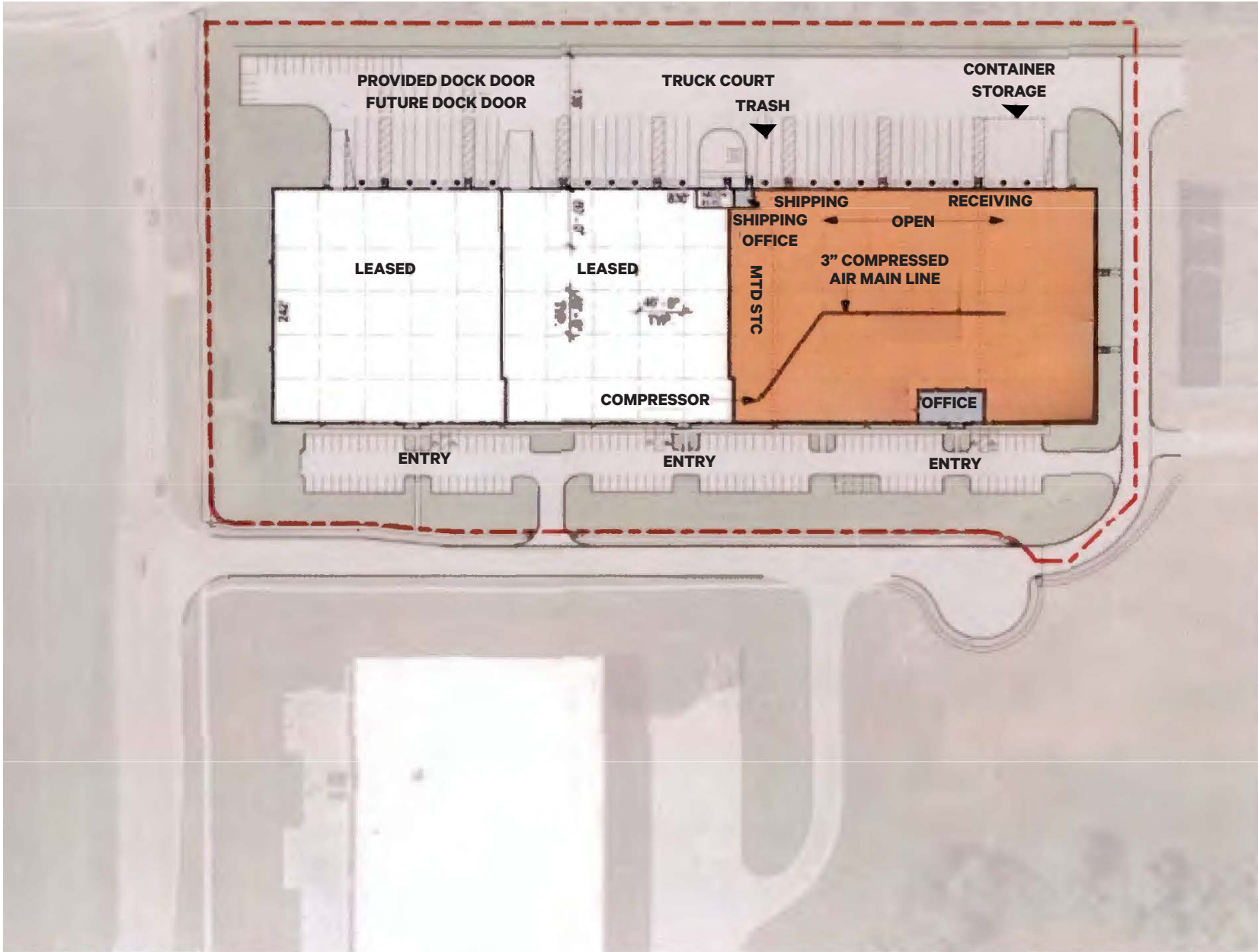


**SHIPPING & RECEIVING**

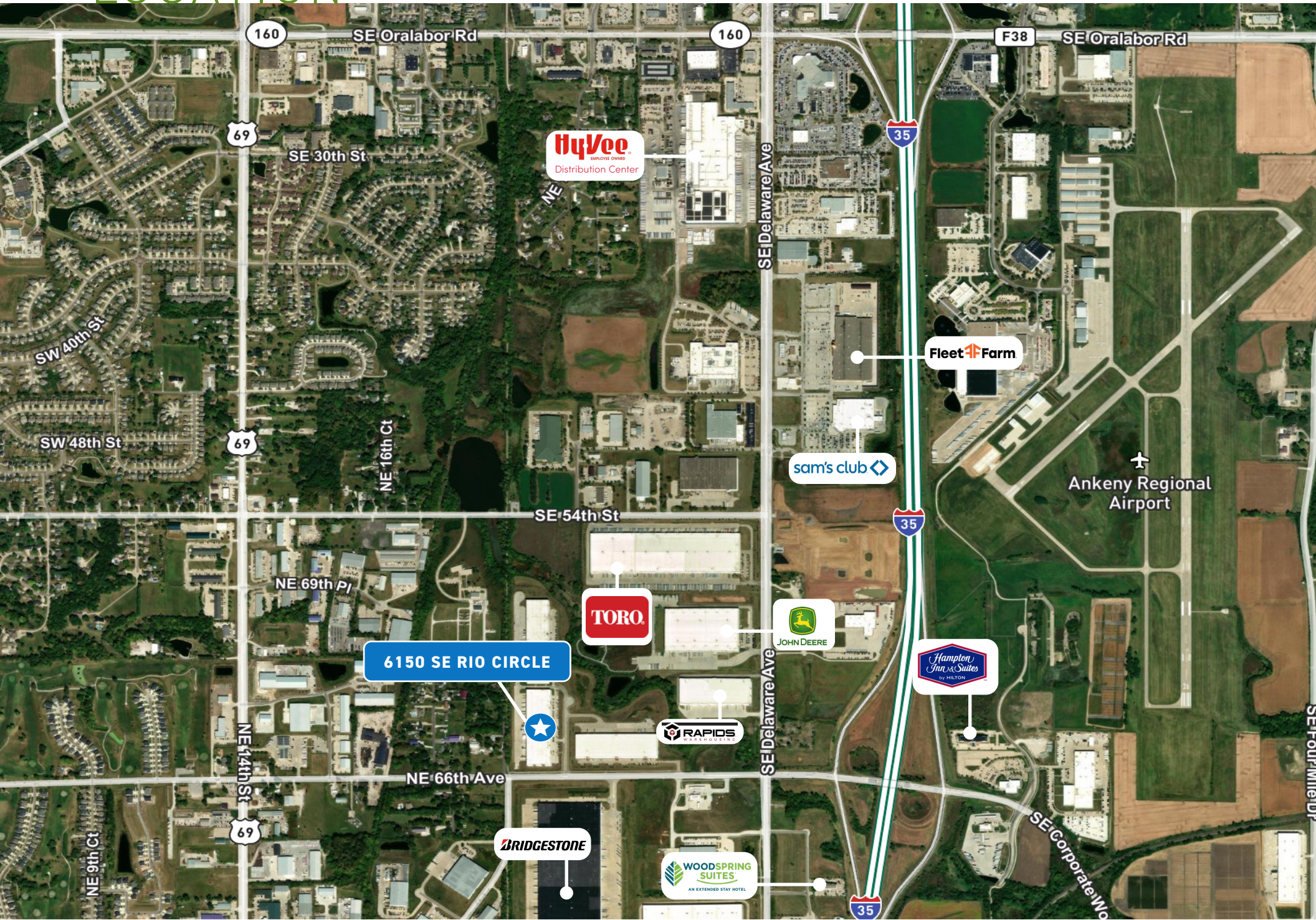




# SITE PLAN



# LOCATION



# 6150

SE Rio  
Circle

**ANKENY, IA**

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