

3612 NE Threshold Dr

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Ankeny, Iowa 50021
www.cbre.com/desmoines

Property Details

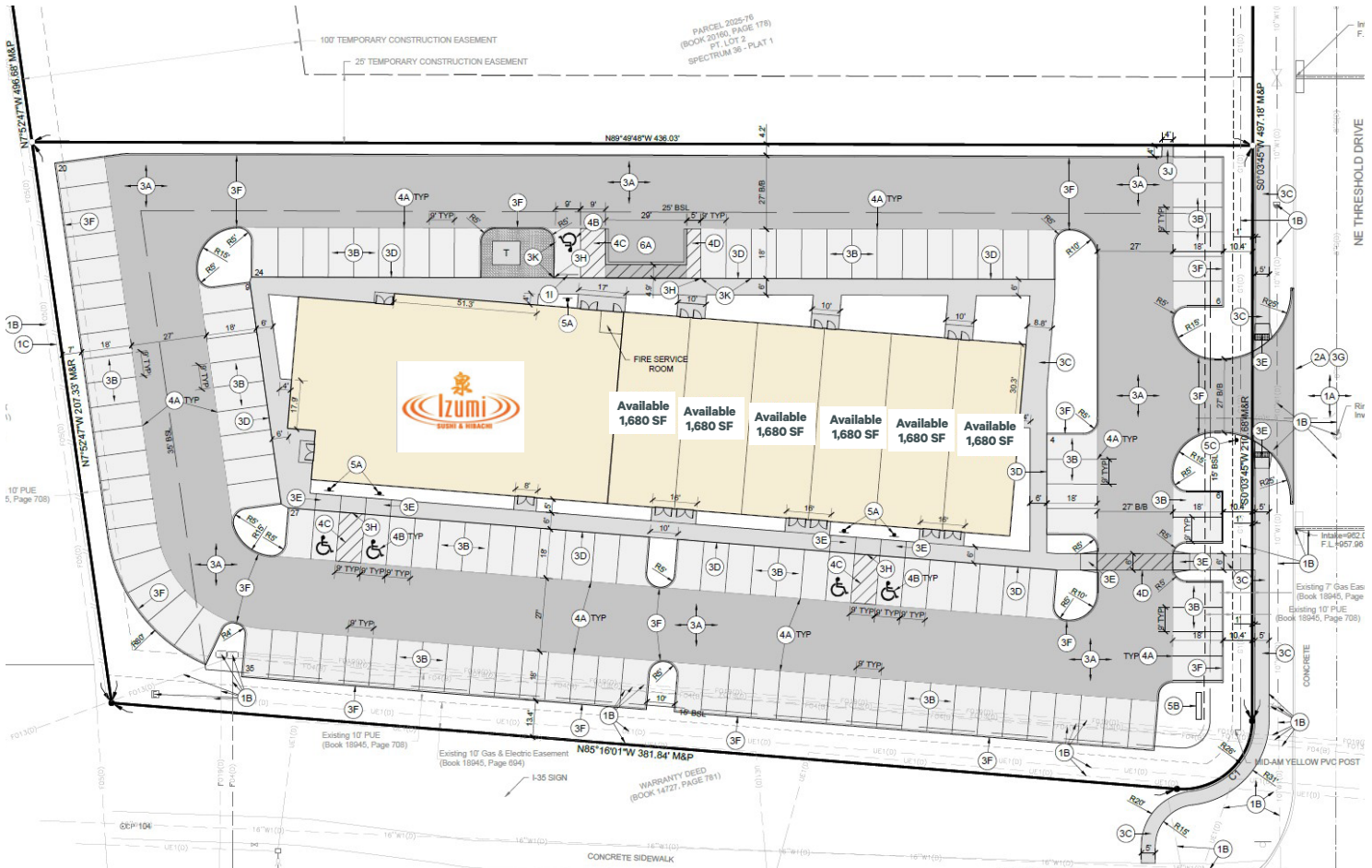
New commercial building currently under construction located on the growing north side of Ankeny. Nearby amenities include Costco, Otter Creek Golf Course, Briarwood Club of Ankeny, the Ankeny trail system, nearby convenience stores, other shopping, restaurants, and future commercial development.

- + 1,680 - 10,080 SF Available
- + Lease Rates: Call Broker for Pricing
- + Located on Lighted Intersection at Costco's Main Entrance
- + Two Sides of Building Signage & Monument Signage Available
- + Ankeny, IA is 10th Fastest Growing City in the US (*US Census Bureau*)
- + Traffic Counts: 48,300 VPD on I-35, & 1.8 Million Costco Visitors in 2025

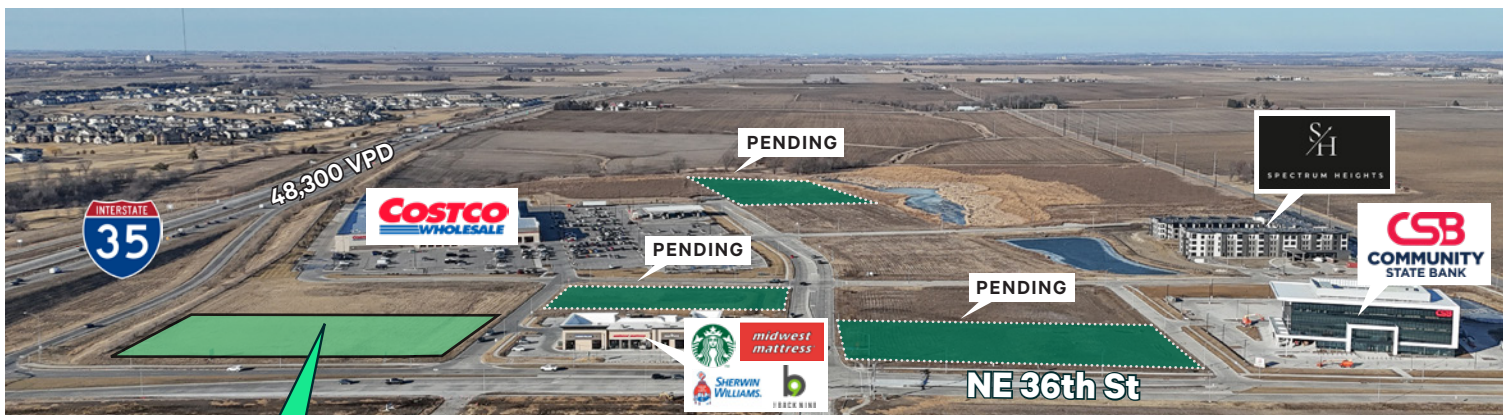
Under Construction Delivering Fall 2026



Site Plan



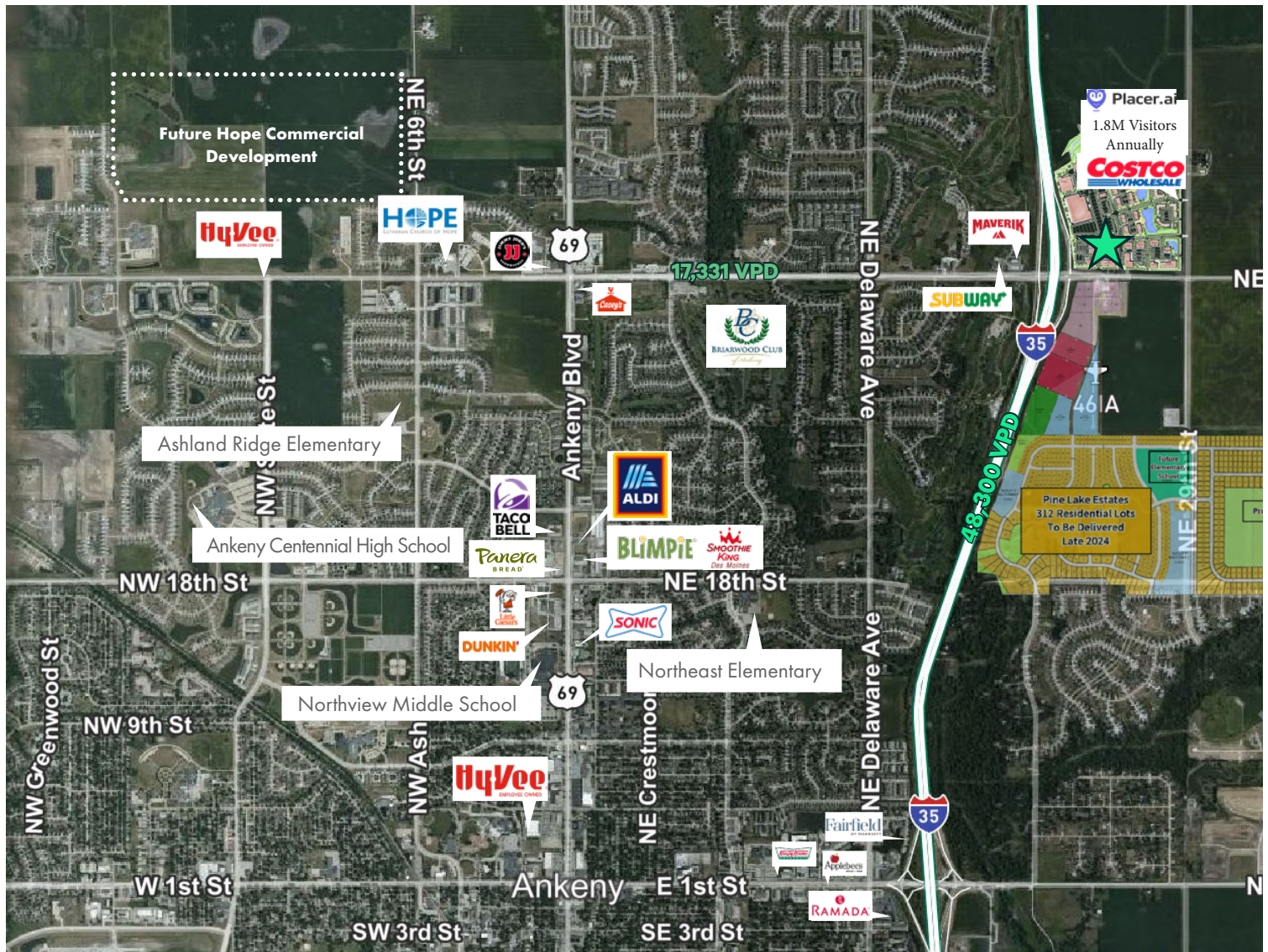
Aerial View



Development Overview



Location



Contact Us

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