

CBRE



1808-1830 SW Magazine Road  
Ankeny, Iowa

For Sale - Class A Office/Warehouse Property + 2.09 Acre Adjacent Land Parcel

# Executive Summary

Rare opportunity for an owner-user to acquire a modern, Class A office/warehouse facility at 1808-1810 SW Magazine Road in Ankeny, Iowa. This state-of-the-art building, constructed in 2021, offers 42,649 square feet on a 3.18-acre site plus adjacent 2.09 acre parcel, presenting an ideal setting for businesses seeking a high-quality, strategically located corporate headquarters or significant operational base. The property is ideal for an owner-user looking to establish a prominent presence in one of Iowa's fastest-growing communities.



**CLICK HERE FOR A VIRTUAL TOUR**

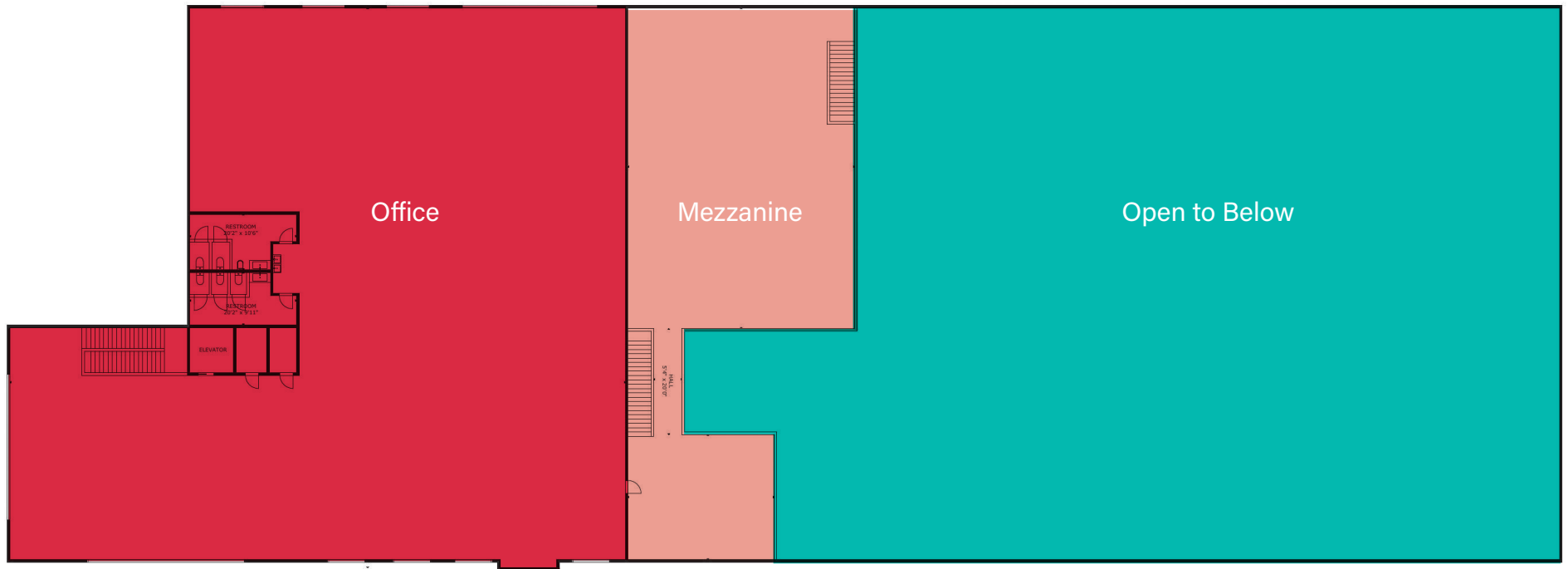
**Pricing - Call Broker**



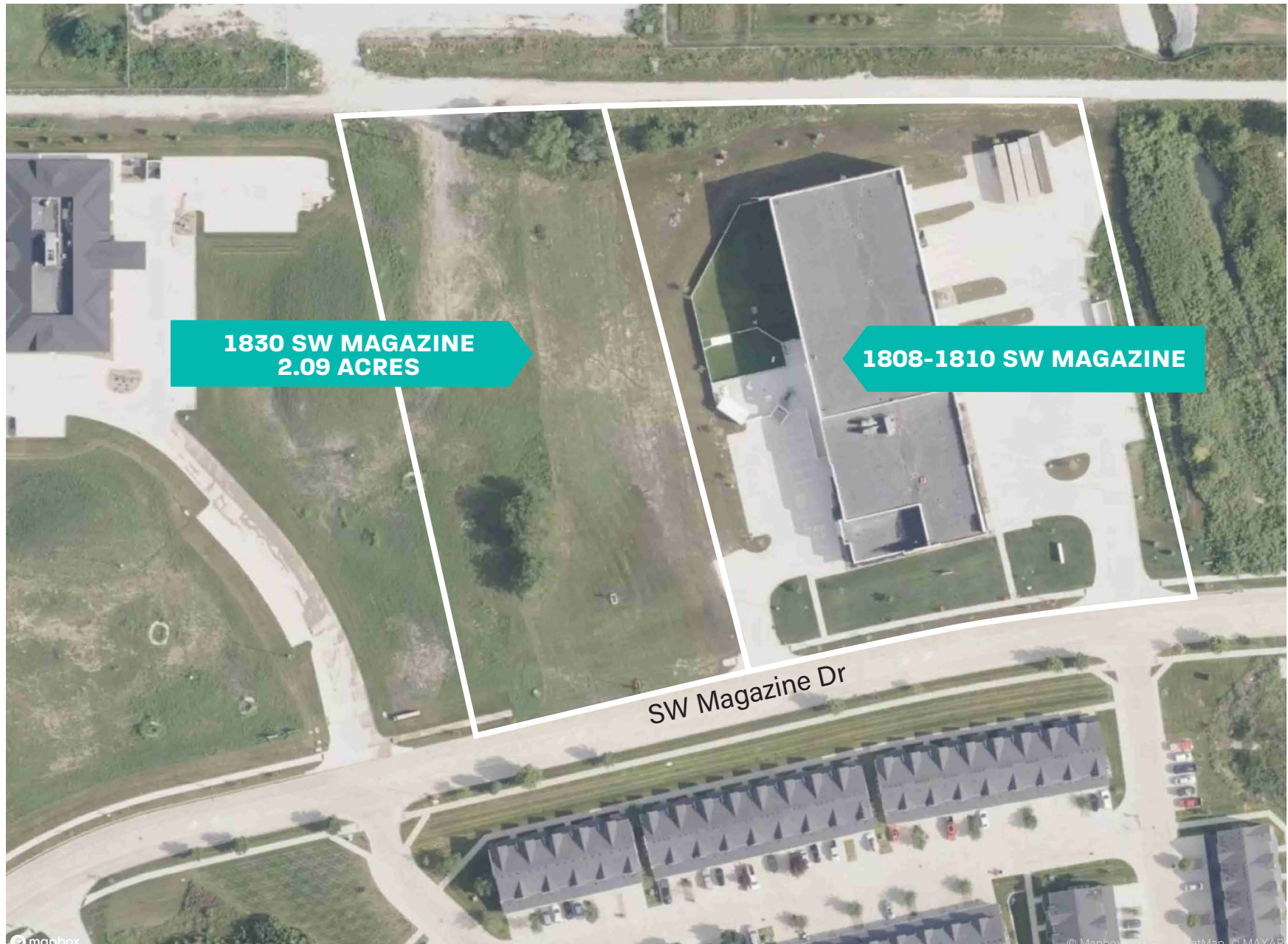
- Square Footage: 44,371 SF Facility on 3.18 AC
  - 1st Floor Office/Showroom/Retail: 12,958 SF
  - 1st Floor High Cube Warehouse: 17,638 SF
  - 2nd Floor Mezzanine Storage: 3,513 SF
  - 2nd Floor Shell Office: 10,262 SF
- Warehouse Spces:
  - Clear Height: 32'
  - Loading: 3 Docks, 1 Drive-in
  - Sprinklers: ESFR
  - Power: 800 Amp, 208Y/120 Volt, 3-Phase, 4-Wire
- Owner open to leasing back warehouse space
- Zoning: P.U.D. (Business Park Precinct - Prairie Trail)
- Limited Outdoor Storage May Be Possible (Contact Broker)
- 2.09 Acre Adjacent Land Parcel
- Building & Monument Signage
- Proximity to Amenities within Prairie Trail District

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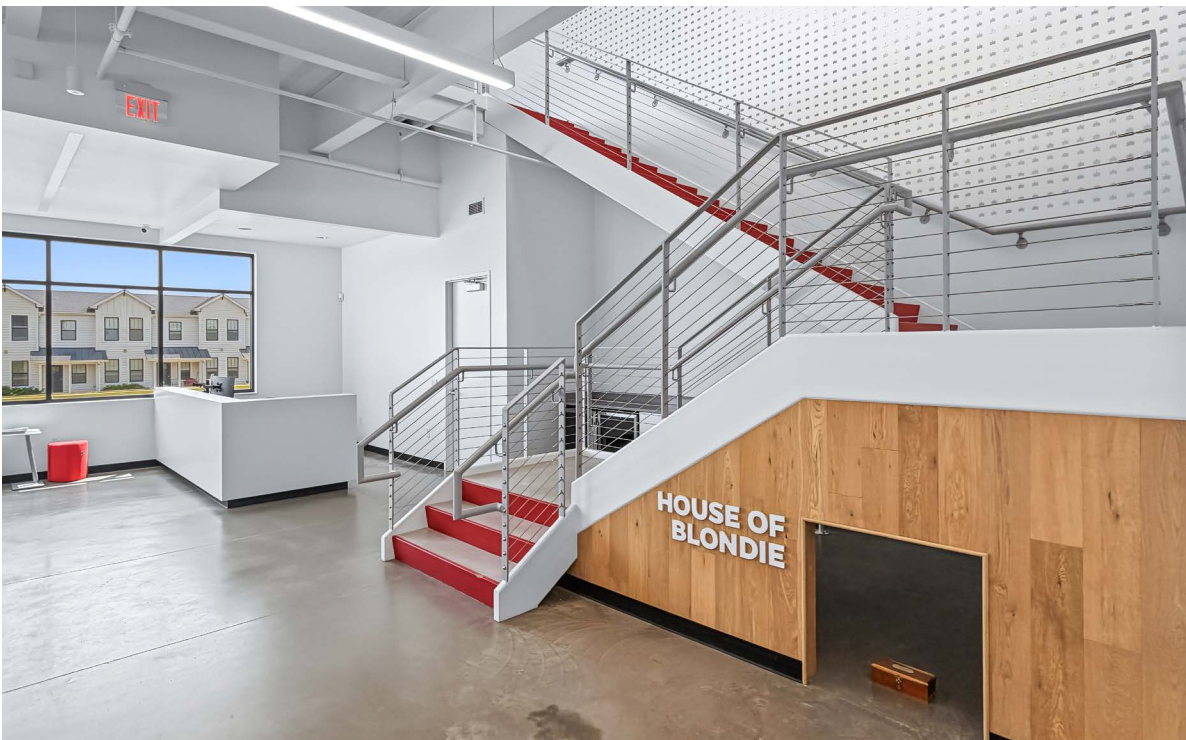
# 2nd Floor



# Site Plan



# Office Photos



# Warehouse Photos



# Area Demographics

## Population

|         |         |
|---------|---------|
| 6,692   | 66,345  |
| 1 Miles | 3 Miles |

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## Population Growth Rate

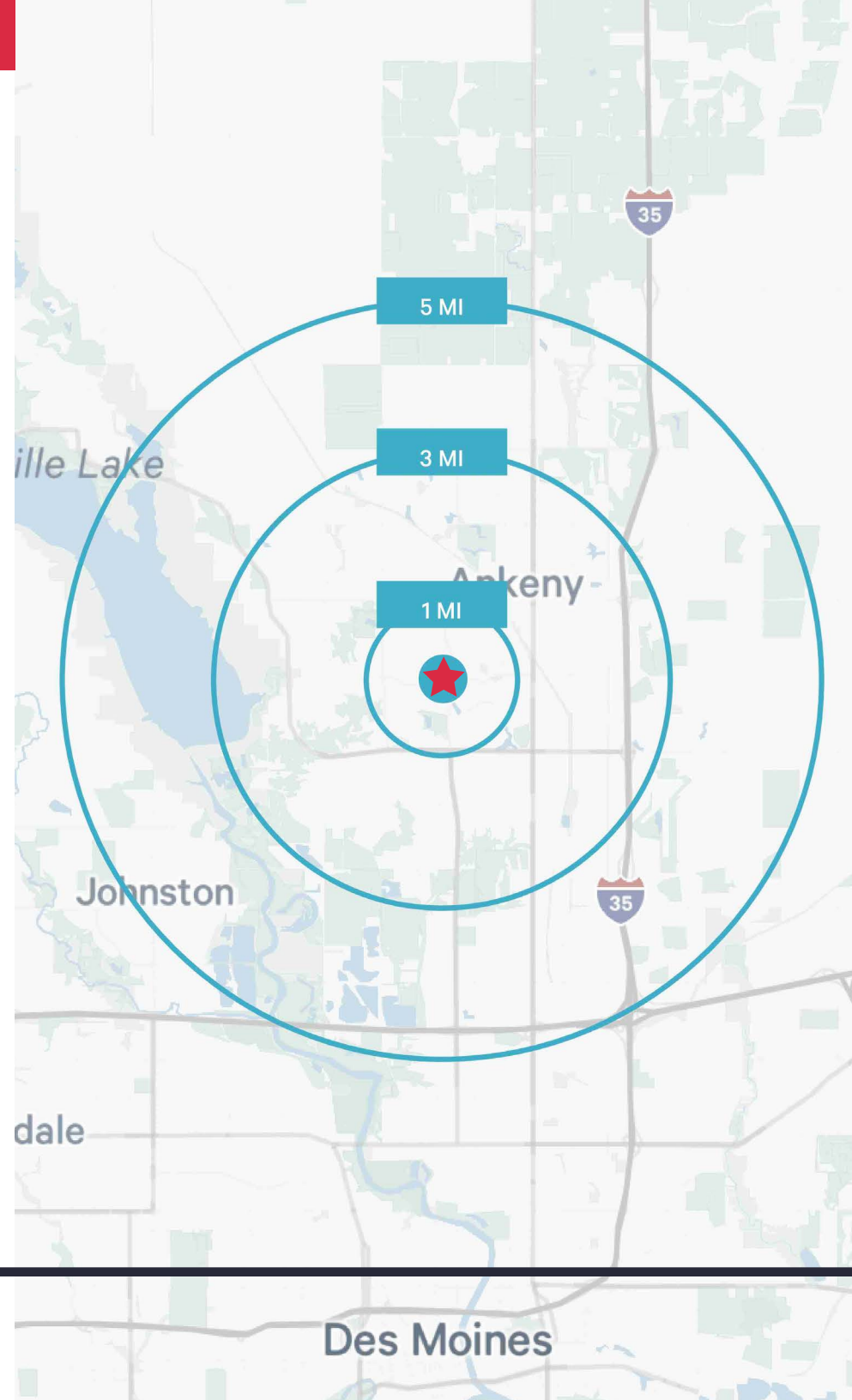
|         |         |         |
|---------|---------|---------|
| 5.12%   | 1.51%   | 2.01%   |
| 1 Miles | 3 Miles | 5 Miles |

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## HH Income

|           |           |           |
|-----------|-----------|-----------|
| \$155,960 | \$129,513 | \$134,747 |
| 1 Miles   | 3 Miles   | 5 Miles   |

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## Location





# CBRE

## Contact

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