



# CALIBER

COMPANY



## INDUSTRIAL FOR SUBLEASE

405 SE Magazine Road, Suite 104, Ankeny, IA 50021

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405 SE Magazine Road, Suite 104 **FOR SUBLEASE**



## PROPERTY DESCRIPTION

Located at 405 SE Magazine Road in Ankeny, this property offers a versatile space suitable for a variety of businesses. It features ample parking, high ceilings, restroom, and easy access to major roadways, making it an excellent opportunity for businesses seeking a centrally located, functional space in Ankeny.

## BUILDING FEATURES

- 2,450 SF
- Fully sprinkled building
- 18 FT clear ceiling heights
- 12x14 overhead door
- Steel construction
- Bathroom included





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## OFFERING SUMMARY

TERM:	RATE:
Now - Nov. 30th, 2025	\$11.00/SF NNN
Dec. 1st, 2025 - Nov. 30th, 2026	\$11.50/SF NNN

Operating Expenses (OPEX): \$5 / SF







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