

ALBAUGH AIRPORT INDUSTRIAL

NE 78TH AVE & SE FOUR MILE DRIVE

FOR SALE AND BUILD-TO-SUIT

JUSTIN WASHBURN 515.238.4528 justin.washburn@calibercompany.com Licensed in IA





PROPERTY DESCRIPTION

Positioned just behind the Ankeny Airport with M-1 zoning, this versatile 22.08-acre industrial site offers convenient access to I-35 (1 mile) and I-80/I-235 (5 miles) for smooth distribution and warehousing operations. Parcels ranging from 2.00 to 8.00 acres are available for sale or build-to-suit, providing flexible solutions for your business. Contact us to learn more!

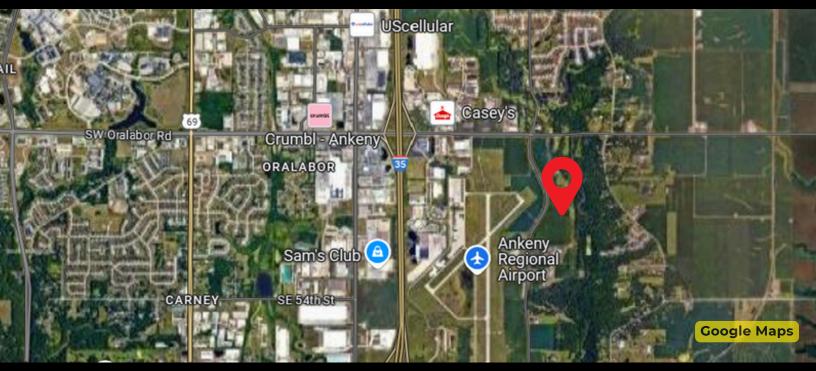


OFFERING SUMMARY

Lot Size (Acres)	Price per SF Total Sale Price		
Lot 1: 6.89 Acres	\$6.00/ PSF	\$1,795,010.40	
Lot 2: 2.22 Acres	\$6.00/ PSF	\$580,219.20	
Lot 3: 2.63 Acres	SOLD	SOLD	
Lot 4: 6.73 Acres	SOLD SOLD		
Lot 5: 8.29 Acres	\$6.00/ PSF	\$2,160,554.40	
Lot 6: 3.44 Acres	\$6.00/ PSF	\$899,078.40	







DEMOGRAPHICS

POPULATION	3 MILE	5 MILES	10 MILES
Total Population	21,174	112,232	410,130
Average Age	37.8	36.9	36.3
Population Growth (annual)	1.10%	1.22%	1.35%
HOUSEHOLDS & INCOME	3 MILE	5 MILES	10 MILES
Total Households	8,198	43,041	161,967
# of Persons per HH	2.45	2.55	2.48
Average HH Income	\$72,793	\$77,156	\$87,731



LISTING AGENT



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