



CALIBER
COMPANY

NORTHSTAR POWER INDUSTRIAL LAND



\$1,672,704



7405 SE NORTHSTAR
DRIVE, ANKENY,
IA 50023

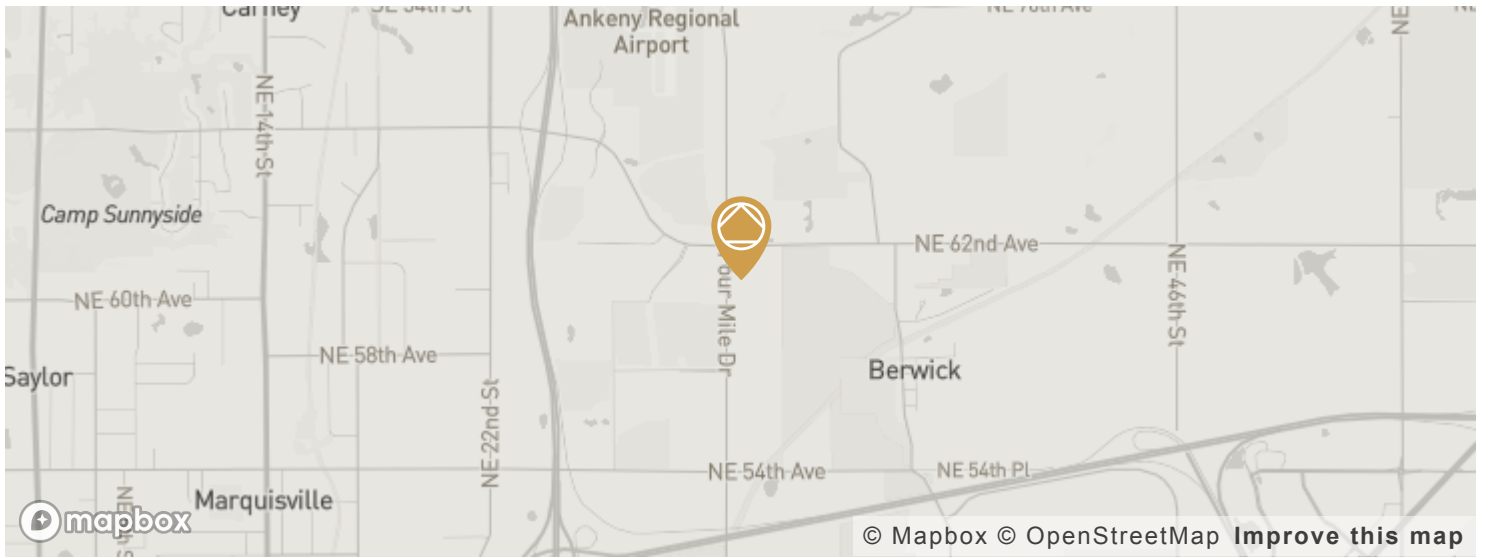


6.4 ACRES



LAND

Developed commercial and flex use industrial lots located approximately one mile east of the I-35 and Corporate Woods interchange in Ankeny IA. This property offers many opportunities for development including corporate campus, warehousing, flex industrial warehouse, or commercial flex office use. An A+ location with convenient access to I-35 and I-80 for trucking, transportation and ease of accessibility needs. New development and expansion in the immediate areas include: Casey's truck stop, Amazon Distribution facility, Pure Foods Corporation, Kreg Enterprises, Northstar Power and Equipment, and Housby Trucking to name a few. Owner is interested in Build To Suit opportunities for qualifying prospects.



LISTING AGENTS



DIRECTOR OF REALTY

JUSTIN
WASHBURN

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