

**SITE INFORMATION**

Available: 42 Acres  
Price: \$3.75-\$4.75 psf  
Topography: Rolling  
Zoned: Planned Unit Development  
Lot Sizes: 2 to 8.6 acres

**UTILITIES**

**Electric:**

Supplier: MidAmerican Energy  
Primary Voltage: 13.2 kV; three-phase, looped

**Gas:**

Supplier: MidAmerican Energy  
Bulk Supplier: Northern Natural Gas  
Natural Gas Service: 4-6"/60 psi

**Telecommunications:**

Suppliers: CenturyLink, Mediacom  
Fiber Optic Line within Park

**Water:**

Supplier: Des Moines Water Works  
Storage Capacity: 4,500,000 gal./day  
Peak Capacity: 10,300,000 gal./day  
Average Demand: 3,900,000 gal./day

**Sanitary Sewer:**

Service Provider: City of Ankeny  
Capacity: 12,100,000 gal./day  
Average Demand: 7,000,000 gal./day

**TRANSPORTATION**

**Interstates:**

I-35 (3 miles); I-80 (5 miles)

**Airports:**

Ankeny Regional Airport (3 miles)  
Des Moines Intl. Airport (20 miles)

# VINTAGE BUSINESS PARK AT PRAIRIE TRAIL

The Vintage Business Park at Prairie Trail offers light industrial, office and flex-space in the 1000 acre, new urbanist Prairie Trail development. Vintage Business Park provides access to Prairie Trail's parks, paths and exciting service and retail options in the development's signature Town Center. John Deere Des Moines Works and Des Moines Area Community College border each side of the Prairie Trail development.

