

SITE INFORMATION

Available: 10 Acres
Price: Negotiable
Topography: Relatively flat
Zoned: Light Industrial
Lot Sizes: 3.3 to 6.6 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: 2"/25 psi

Telecommunications:

Suppliers: CenturyLink, Mediacom
Fiber Optic Line Adjacent to 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 (.5 miles); I-80 (4 miles)

Airports:

Ankeny Regional Airport (1 mile)
Des Moines Intl. Airport (20 miles)

LGI BUSINESS/SCIENCE PARK

The bioscience firm Lauridsen Group Inc. developed this business park which offers shovel-ready sites in a wooded campus. Development to date includes LGI's headquarters and research building, Pioneer Hi-Bred and Darling International Inc. laboratories, and a distinctive flex-space building. This park is one-half mile from the Oralabor Road/I-35 interchange and across the street from the Ankeny Regional Airport.

