

SITE INFORMATION

Available: 190 Acres
 Price: Negotiable
 Topography: Relatively flat
 Zoned: Light Industrial, Commercial
 Lot Sizes: 1.4 - 134 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"/125 psi

Telecommunications:

Suppliers: Century Link, Mediacom, Windstream
 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 (.2 miles); I-80 (4 miles)

Airports:

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

METRO NORTH BUSINESS PARK

The Metro North Business Park is home to prominent businesses including Monsanto, ACH Foods/Tone's Spices, and the headquarters of Casey's General Stores. These businesses capitalize on Metro North's freeway frontage and access to restaurants, hotels and a rapidly-developing retail area. Metro North businesses also tap into the abundant talent of the local workforce in the areas of biotechnology, advanced manufacturing, technology and logistics.

