

2401 S.E. Tones Drive, Suite 17  
P.O. Box 187  
Ankeny, IA 50021  
Phone: 515-964-1587  
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[www.dennyelwellcompany.com](http://www.dennyelwellcompany.com)



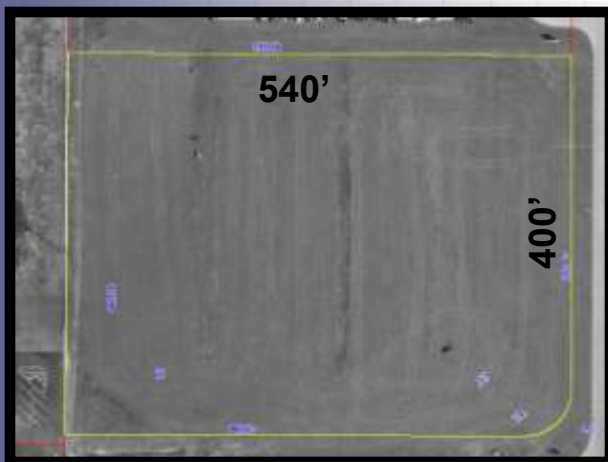
**DENNY ELWELL COMPANY**

Commercial Real Estate Services

## For Sale– Light Industrial Ground NW Corner of Delaware Ave & 54th Street, Ankeny



**Property Owned by: Donald Rudd**



### 5 Acres

- Located at entrance of Carney Industrial Park
- Approximately 400' x 540'
- Zoned M-1– Light Industrial
- All Utilities Available
- Steel Building Allowed within Development
- Graded– Ready for Construction
- Excellent Access to I-35/Exit 90 & 89

Contact our Sales and Leasing Department  
**515-964-1587**

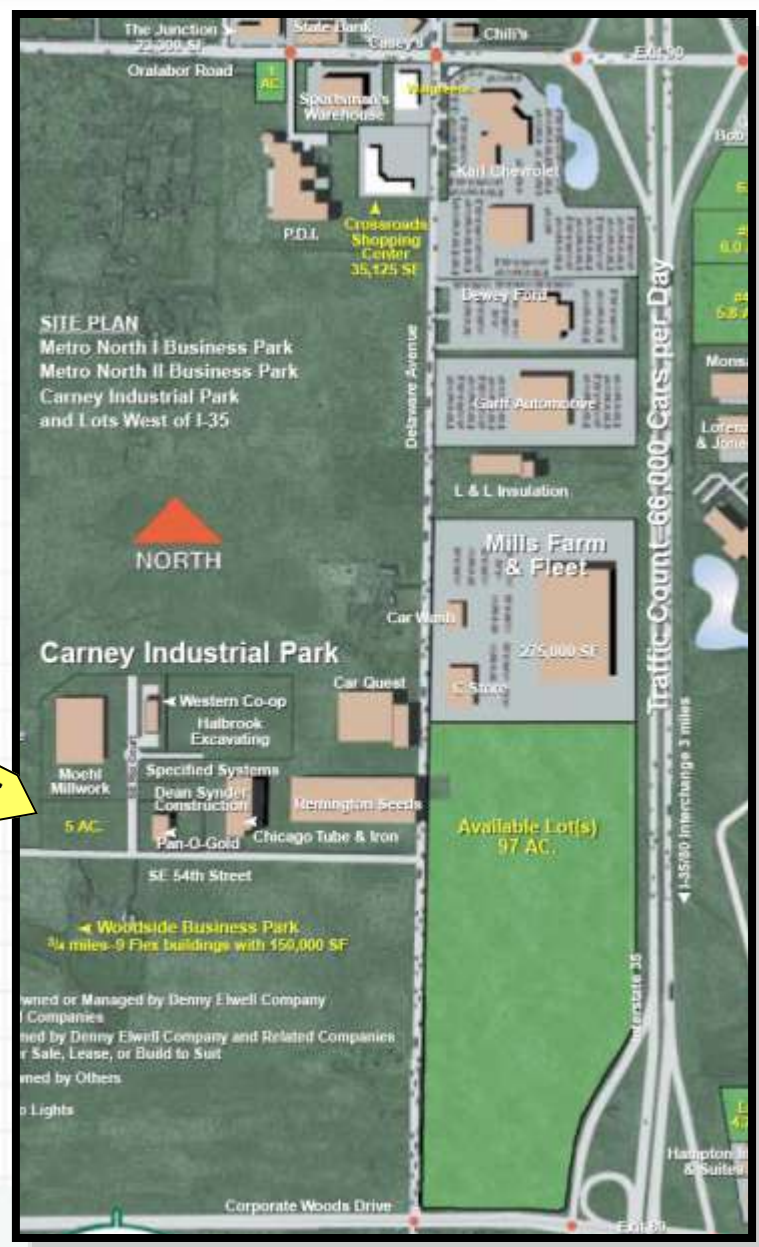
All information is subject to errors, omissions, change in price, rental, prior sale and withdrawal without notice.

Licensed in the State of Iowa



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