



3,850 RSF

Industrial flex space for lease

Grimes Gateway Business Center

3000 SE Grimes Blvd. | Suite 600 | Grimes, IA 50111



Location

- 3000 SE Grimes Blvd is located on the east side of the property with excellent visibility from Highway 141
- Tenants include The Food Depot Bar & Grill, Signature Signs & Graphics, G2 Garage, Abaci Consulting, Back To Health Chiropractic, Legacy Tattoo, and Talking Heads Salon

Property specifications

- Availability: 3,850 RSF
- Lease rate: \$9.75/RSF NNN
- Est. OPEX: \$5.02/RSF
- Clear height: 14'-16'
- Power: 3-Phase 200 amp panel
- Drive-in Doors: 1

Advantages and amenities

- Abundant free on-site parking available
- Shell space with multiple buildout options
- Potential for outdoor storage

3,850 RSF

Industrial flex space for lease



Flex warehouse space - 3,850 RSF

14'-16' clear height

Grimes Gateway Business Center

Grimes Gateway Business Center is comprised of two separate buildings that can accommodate multiple types of users from flex warehouse space to retail space. The business center is located right off Highway 141 providing superior access to the interstate with excellent visibility to over 30,000 vehicles per day. Grimes is a growing city in the Des Moines metro with a \$250 Million-dollar multiuse development less than a mile from the Grimes Gateway Business Center. The Grimes Gateway Business Center is a great complex for any user looking to grow their business in Grimes.

Property information



3,850 RSF
Available



Highway 141
visibility



One of the fastest
growing cities in the
Midwest



\$9.75 RSF/NNN
Lease rate



1 mile from
Interstate 35 and
Interstate 80



Property can
accommodate multiple
uses

Suite 600

Industrial flex space for lease

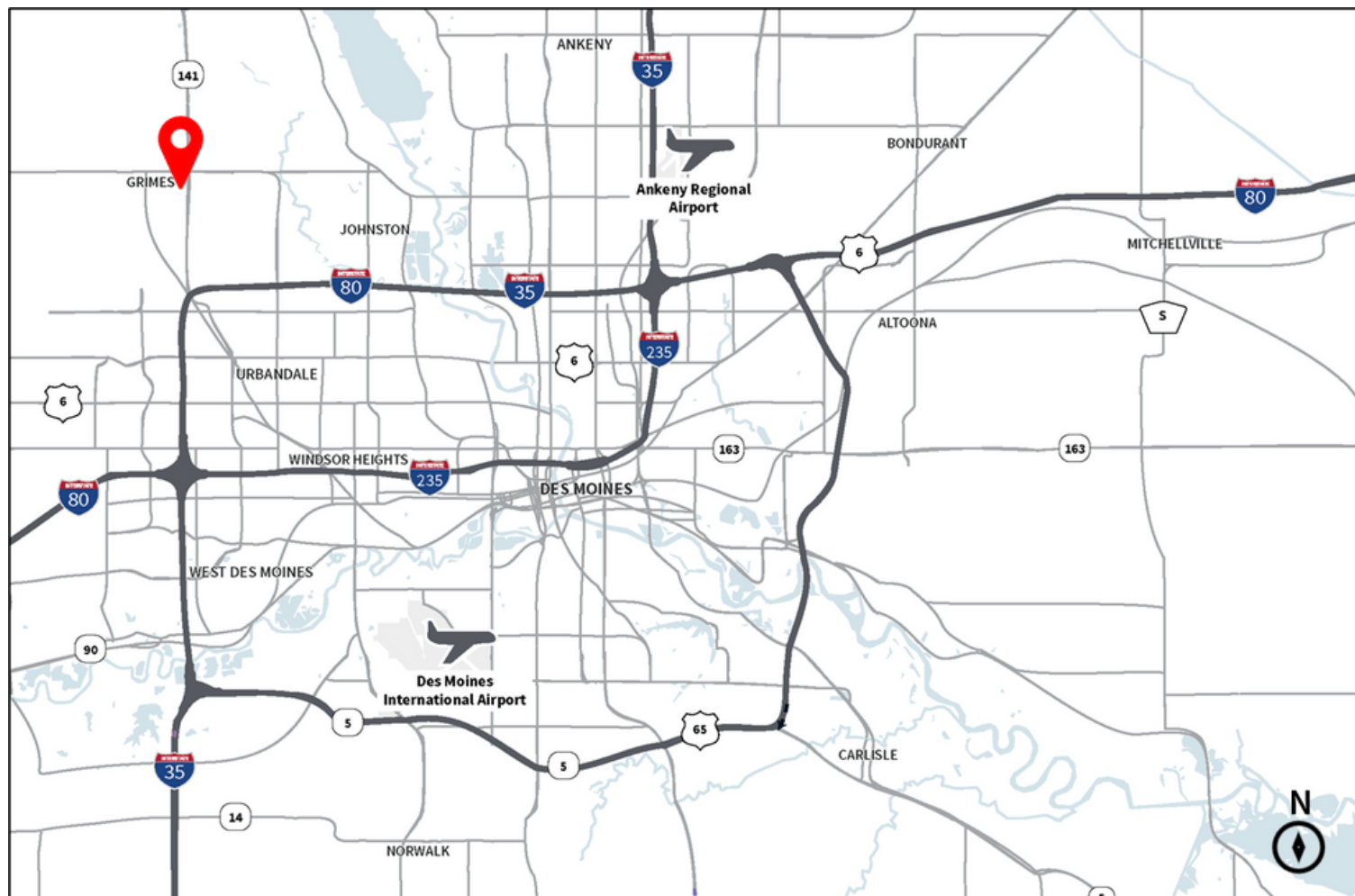


Flex warehouse space - 3,850 RSF
14'-16' clear height

Grimes Gateway Business Center



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