



For sublease

Industrial warehouse
for sublease available
in Grimes, Iowa

105,000 SF

Prairie Business Park III
4201 S James St. | Suite 240
Grimes, Iowa 50111

Property specifications

Total availability: 105,000 RSF

Lease rate: Call broker for price

Est. OPEX available upon request

Sublease expiration: 2/28/2027

- Highly visible from S James Street and SE 37th Street
- Dock doors: 7
- ESFR sprinklers
- Ample free parking
- Card access security
- Total building size: 300,000 SF

Contact broker for
additional information

jll.com/des-moines

Jones Lang LaSalle Brokerage, Inc.

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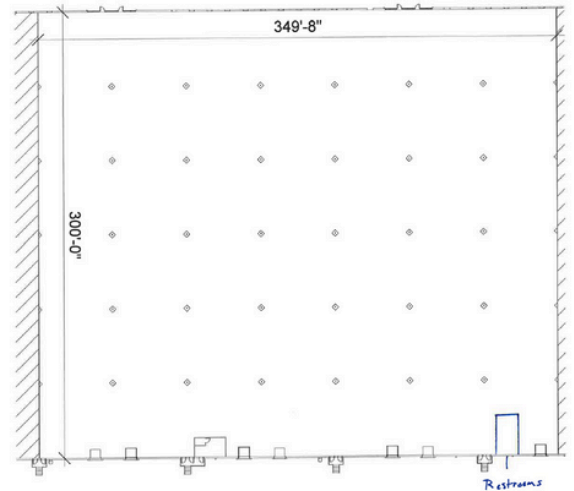
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Industrial warehouse for sublease

4201 S James St. | Grimes, Iowa 50111

105,000 SF

Floor plan



- Rear load facility
- 32' clear ceiling height
- 50' x 250' bays
- 50' x 50' column spacing
- 208 Volt, 1,200 Amp, 3-phase electrical service
- Located at the crossroads of I-80/I-35
- Convenient access to the expanded I-80, I-35 & Highway 141, offering an additional half diamond interchange at Meredith Drive



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