



20,000 RSF
Flex space for lease

Grimes Distribution Center IV

1300 SE Little Beaver Drive | Suite 108-109 | Grimes, Iowa 50111

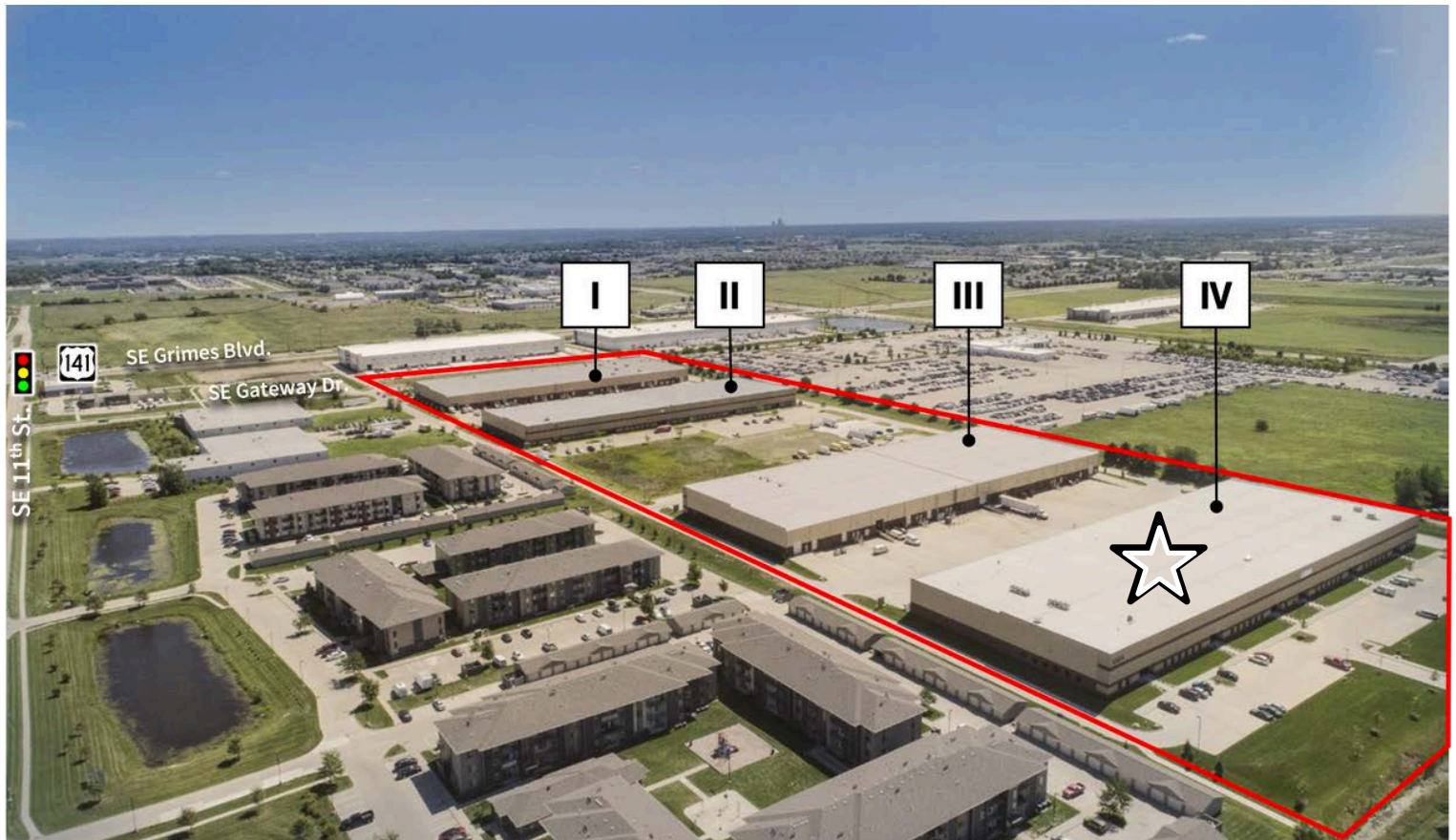


Availability overview

- Available: 20,000 SF
 - Lease Rate: \$6.75/SF NNN
 - Est. OPEX: \$4.25/RSF
- Office space: ~1,000 SF with two restrooms
- Total Docks: 2
- Drive-ins: 1
- Clear height: 24'
- Sprinkler system: ESFR
- 3 phase power
- Premier business park with I-80/I-35 access
- Strong Central Iowa industrial market
- Highly functional industrial buildings
- Building and monument signage available

20,000 SF

Flex space for lease



Grimes Distribution Center IV

20,000 SF of total warehouse | 24' clear height

Available Space Specifications

- Available: 20,000 SF
- Lease rate: \$6.75/RSF NNN
- Est. OPEX: \$4.25/RSF
- Year built: 2016
- Zoned: M-1 A Light Industrial
- Clear height: 24'
- Total docks: 2
- Drive-ins: 1
- Auto parking: 138 total stalls
- Building dimensions: 550' x 200'
- Sprinkler system: ESFR
- Building power: 480 volt, 3-phase, 2,500 amp
- Column spacing : 50' x 40'; 200' depth
- Floor thickness: 6" slab on grade

Grimes Distribution Center IV



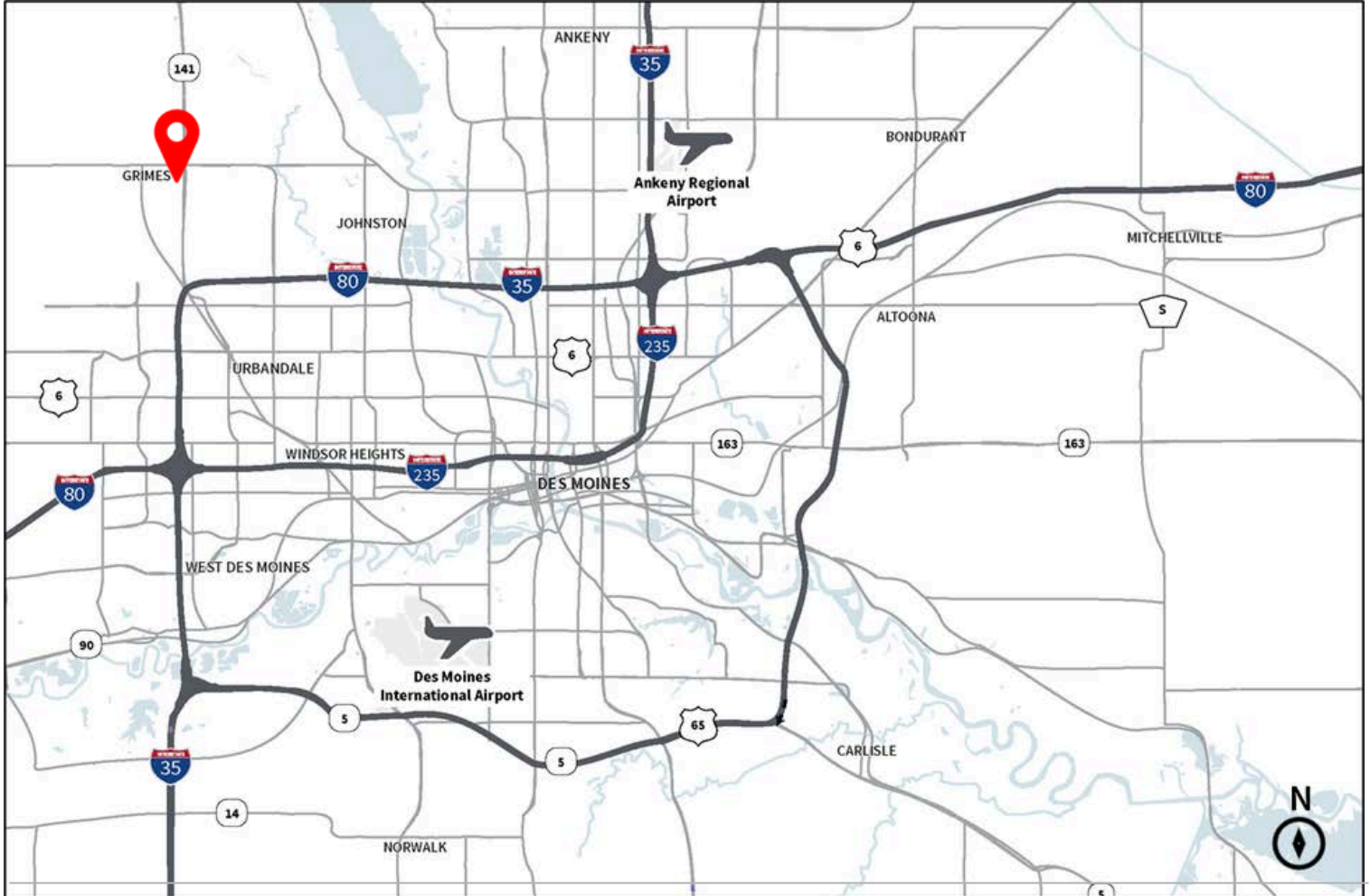
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