



20,000 -
50,000 SF

Industrial/Flex For Lease

Grimes Distribution Center II

1350 SE Gateway Drive | Grimes, Iowa 50111

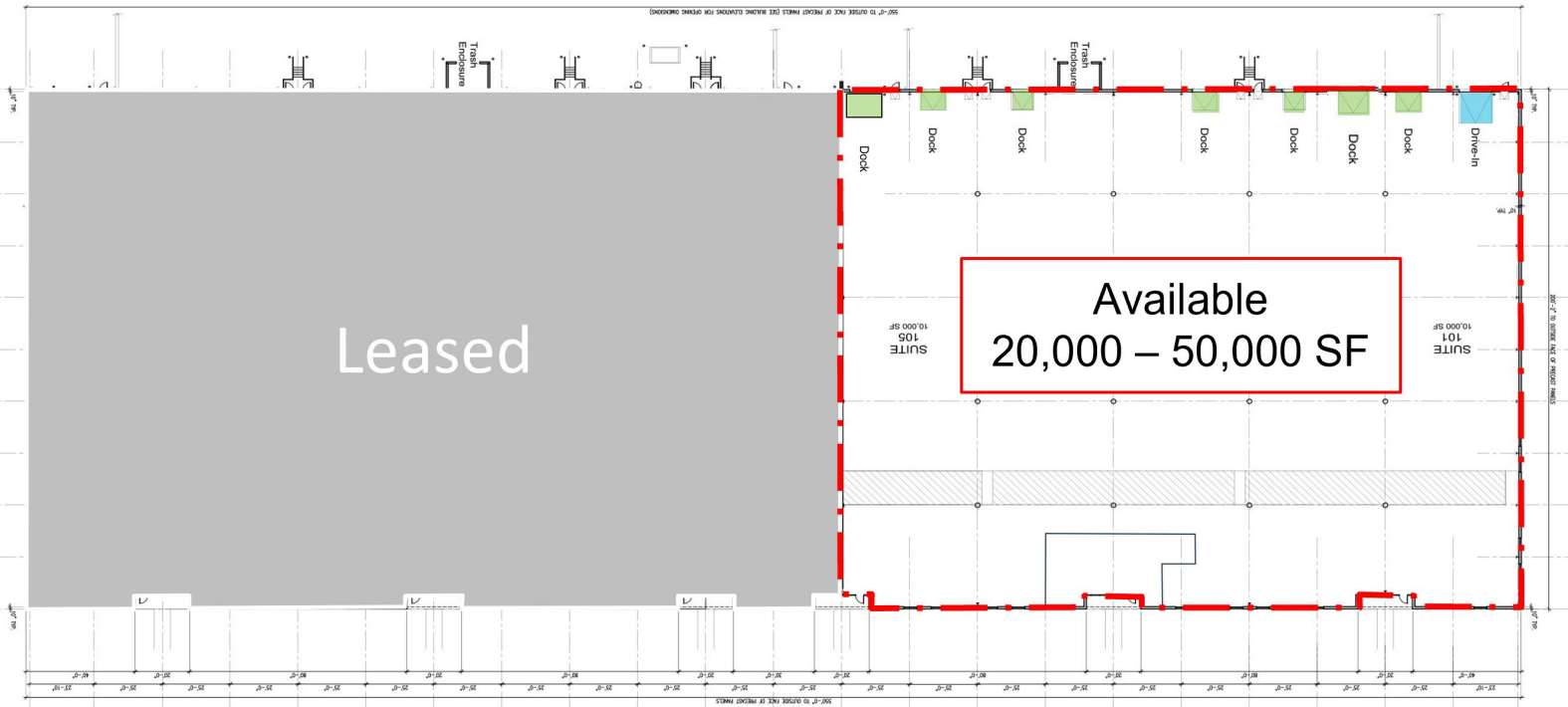


Availability overview

- Available: 20,000 - 50,000 SF
- Available Date: 12/1/2025
- Lease Rate: \$5.95/RSF NNN
- Est. OPEX: \$3.89/RSF
- Total Docks: 7 (8' x 10')
- Drive-ins: 1 (12' x 14')
- Existing office buildout
- 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 – 50,000 SF

Industrial/flex space for lease



Grimes Distribution Center II

20,000 - 50,000 SF of total warehouse | \pm 24' clear height

Available Space Specifications

- Available: 20,000 - 50,000 SF
- Lease rate: \$5.95/RSF NNN
- Est. OPEX: \$3.89/RSF
- Year built: 2012
- Zoned: M-1 A Light Industrial
- Clear height: 24'
- Total docks: 7 (8' x 10')
- Drive-ins: 1 (12' x 14')
- Auto parking: 149 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 II



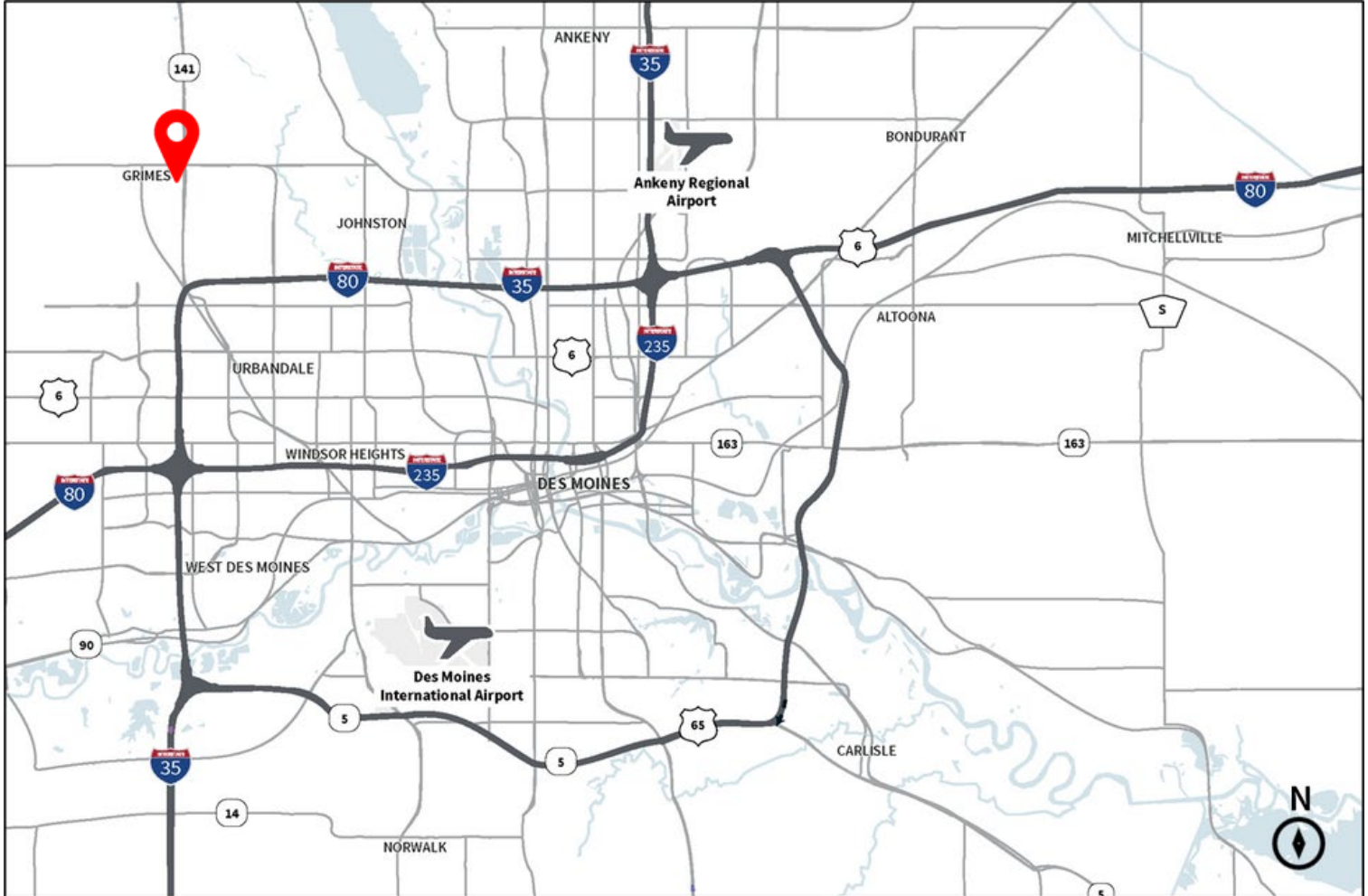
Images



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