



# For lease

Flex space available  
off Highway 141 in  
Grimes, Iowa

3,264 SF

3560 SW Brookside Dr. Suite H  
Grimes, Iowa 50111

## Property overview

Availability: Suite H - 3,264 SF

- Warehouse: 2,614 RSF
- Office: 650 RSF
- Available May 1, 2026

Lease rate: \$8.00 NNN

Est. OPEX: Available upon request

- Space is fully conditioned
- Includes 1 restroom, 1 office, 1 reception/office space
- Clear height: 17'
- Overhead doors: 1 (16'Wx14'H)
- Sprinklered
- Ample on-site parking

Contact brokers for  
additional information

[jll.com/des-moines](http://jll.com/des-moines)

**Tanner Hedstrom**

Vice President

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**Thomas Edwards**

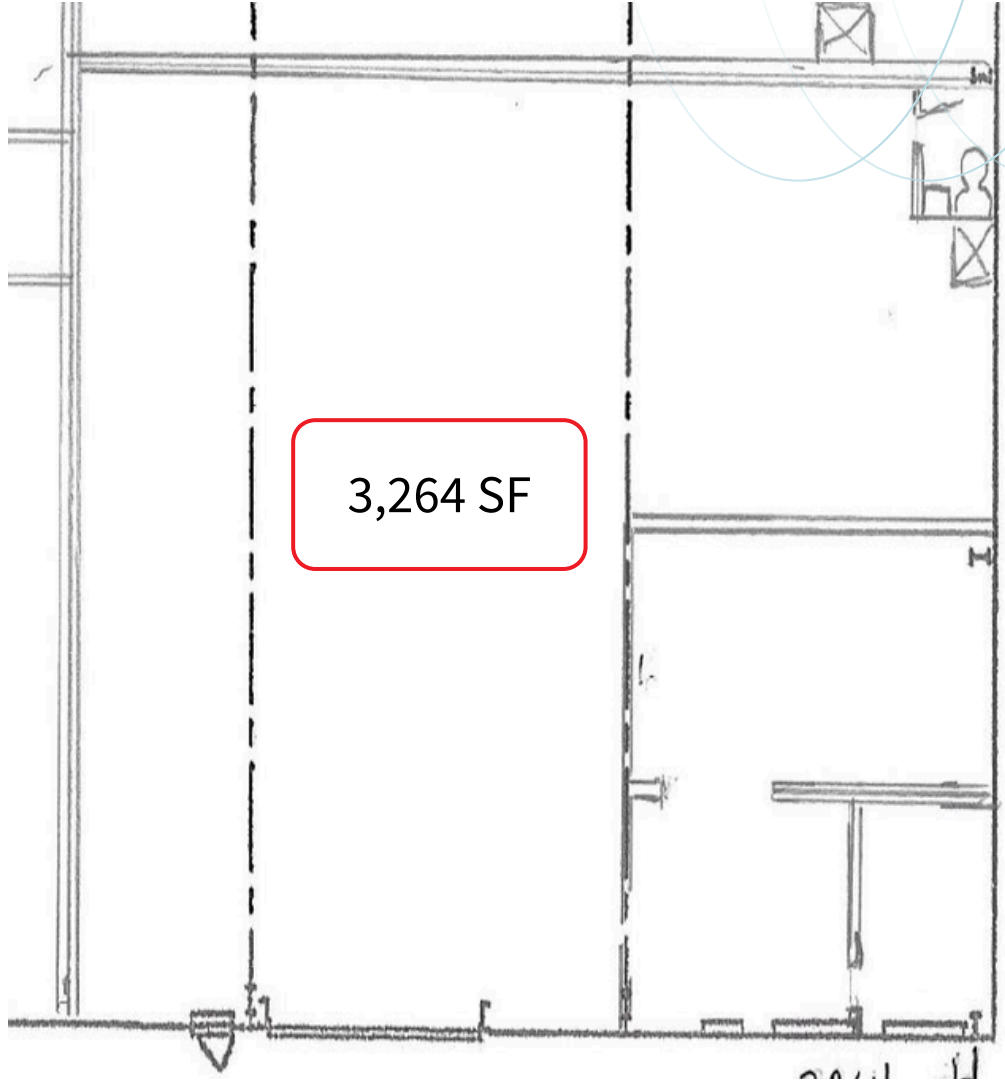
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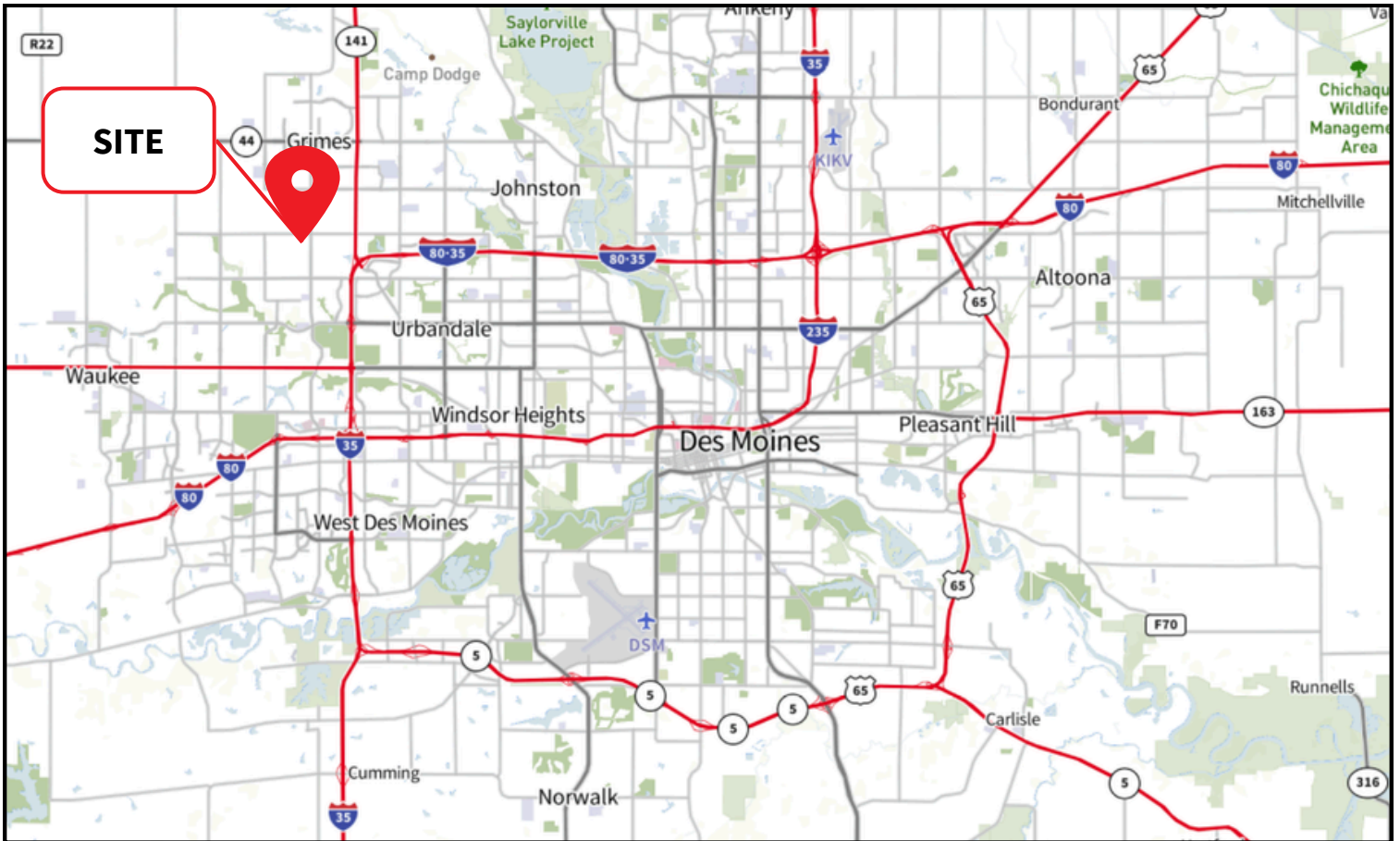
# Floorplan





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