

Flex Space For Lease



20,000 RSF

1300 SE Little Beaver Drive,
Grimes, Iowa 50111

Grimes Distribution Center IV



Grimes Distribution Center Overview

Position your business in one of Central Iowa's fastest-growing industrial corridors. Located in Grimes with convenient access to the Des Moines metro, this distribution center offers strategic connectivity, a strong regional workforce, and efficient transportation access for logistics, warehousing, and distribution operations



Premier business park with I-80/I-35 access



Strong Central Iowa industrial market



Highly functional industrial buildings



Building and monument signage available



Availability Overview



Available:
20,000 SF



Lease rate:
\$5.95 PSF NNN



Est. OPEX:
\$4.25/RSF



Year Built:
2016



Zoning:
M-1A Light
Industrial



Docks doors:
3



Drive-ins:
0 (ability to add)



Clear height:
24'



Sprinkler system:
ESFR



Dimensions:
550' x 200'



Auto Parking:
138 stalls



Power:
480 Volt, 3-phase,
2500 amp



Column Spacing:
50' x 40'; 200' Depth



Floor thickness:
6" slab floor



Office space:
~1,000 SF with
two restrooms





Location Map



Grimes Distribution Center IV





jll.com/des-moines

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