



Building Type:	Industrial
Available SF:	26,000
Total SF:	26,000
Number of Stories:	1
Ceiling Peak:	32 Ft.
Ceiling Eaves:	32 Ft.
Expandable:	Yes
Zoning:	Other
Site Size:	37.06 Acres
Year Built:	2014
Former Use:	Warehouse/Distribution
Specialty Features:	TIF District
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Concrete Tilt-up
Floor Type:	Concrete-Reinforced
Sale Price Note:	Not For Sale
Lease Rate:	\$5.75
Lease Terms:	Negotiable
Last Updated:	Oct 17, 2024

Property and Area Description

Prairie Business Park I has 32' in the clear ceiling heights allowing a 20-25% increase in pallet capacity. The facility is equipped with ESFR sprinklers and has plenty of free parking. Prairie Business Park I is located at the crossroads of I-80/I-35 and Highway 141 with excellent access to regional and national hubs. It is adjacent to fast growing business parks and is highly visible from S. James Street and SE 37th Street.

Population

	375,870 10 Mile Radius	661,373 20 Mile Radius	821,035 30 Mile Radius
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Source: ESRI®, 2024

Households

	153,237 10 Mile Radius	264,716 20 Mile Radius	327,453 30 Mile Radius
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Source: ESRI®, 2024

Transportation

- Nearest Highway: IA Hwy 141 (0.80 mi.)
- Nearest Interstate: Interstates 35 & 80 (1.50 mi.)
- Nearest Airport: Ankeny Regional Airport (IKV) (11.50 mi.)
- Nearest Commercial Airport: Des Moines International Airport (DSM) (20.00 mi.)
- Rail Served: No
- Rail Served By: None
- Rail Accessible: No
- Rail Infrastructure in Place: No

Utilities

- Electric: MidAmerican Energy
- Natural Gas: Black Hills Energy
- Water: City of Grimes
- Sewer: City of Grimes
- Telecommunications: Grimes has multiple telecom providers.

Economic Development Contact

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