

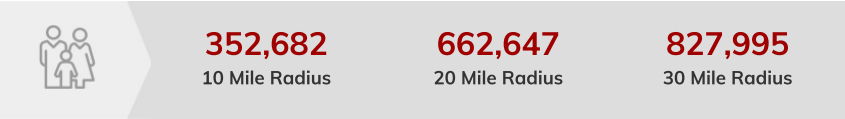


Building Type:	Industrial
Available SF:	77,477
Total SF:	77,477
Number of Stories:	1
Expandable:	Yes
Zoning:	Industrial-Light
Year Built:	1950
Former Use:	Warehouse/Distribution
Specialty Features:	TIF District
Within City Limits:	Yes
Construction Type:	Unknown
Floor Type:	Concrete
Sale Price:	\$7,000,000
Sale Price Note:	For entire building.
Lease Rate Note:	Not For Lease
Last Updated:	Oct 16, 2024

Property and Area Description

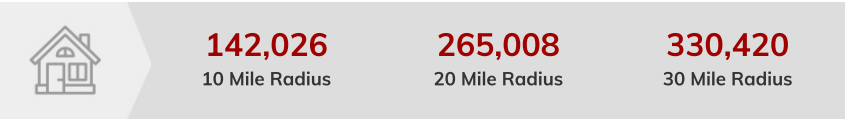
Industrial Unit For Sale Crunchyroll NNN Lease Investment Opportunity in Grimes, Iowa Currently operating as an office and warehouse with high ceilings and wide entryways that facilitate seamless loading and unloading, making logistics a breeze. The current tenant Crunchyroll/ Right Stuf, a division of Sony Group, has a lease through 2030. The property is conveniently located with easy access to HWY 141 and is just west of Grimes Plex, a new 50-acre turf multi-sport complex.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: IA Hwy 141
Nearest Interstate: Interstates 35 & 80
Nearest Airport: Ankeny Regional Airport (IKV) (11.5 mi.)
Nearest Commercial Airport: Des Moines International Airport (DSM) (20 mi.)
Rail Served: No
Rail Served By: None
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

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

Economic Development Contact

Brian W. Buethe

Grimes Chamber & Economic Development
404 SE 2nd Street, Suite 200
Grimes, IA 50111
(515) 986-5770 | brianb@grimesiowa.com

Sid Juwarker

Greater Des Moines Partnership
700 Locust St; Ste 100
Des Moines, IA 50309
(515) 286-4964 | sjuwarker@dsmpartnership.com

Realtor/Owner Contact

Blake Bogenrief

CBRE
(515) 415-6198 | blake.bogenrief@cbre.com

Brian Buethe | Executive Director | Grimes Chamber & Economic Development
404 SE 2nd Street | Grimes, IA 50111 | (515) 986-5770 | brianb@grimesiowa.com