



Grimes Distribution Center III

1400 SE Gateway Drive | Grimes, Iowa 50111



Availability overview


- Available: 10,000 SF (available 9/1/23)
- Lease Rate: \$7.50/RSF NNN
- Est. OPEX: \$3.71/RSF
- Total Docks: 1 (Ability to add)
- Drive-ins: 0 (Ability to add)
- Premier business park with I-80/I-35 access
- Strong Central Iowa industrial market
- Highly functional industrial buildings

Building Type:	Industrial
Available SF:	10,000
Number of Stories:	1
Ceiling Peak:	24 Ft.
Expandable:	Unknown
Zoning:	Industrial-Light
Site Size:	8.22 Acres
Year Built:	2014
Former Use:	Unknown
Specialty Features:	Distribution Center
Can Subdivide:	Unknown
Within City Limits:	Yes
Construction Type:	Unknown
Floor Type:	Concrete-Reinforced
Sale Price Note:	Not For Sale
Lease Rate:	\$7.5
Lease Terms:	Triple Net
Lease Rate Note:	RSF/NNN
Last Updated:	Oct 17, 2024

Property and Area Description


10,000 SF available in a premier business park with access to I-80/I-35. Strong central Iowa industrial market; highly functional industrial buildings.

Population

	389,561 10 Mile Radius	663,757 20 Mile Radius	826,011 30 Mile Radius
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Source: ESRI®, 2024

Households

	157,987 10 Mile Radius	265,559 20 Mile Radius	329,506 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: IA Hwy 141 (.5 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. 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

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

Marcus R. Pitts, CCIM, SIOR

JLL
(515) 556-4727 | marcus.pitts@jll.com

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