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|---------------------|------------------------------|
| Building Type: | Industrial, Office |
| Available SF: | 8,800 |
| Total SF: | 24,000 |
| Number of Stories: | 1 |
| Ceiling Peak: | 14 Ft. |
| Expandable: | No |
| Zoning: | Industrial-Light, Commercial |
| Site Size: | 2.36 Acres |
| Year Built: | 2020 |
| Former Use: | Unknown |
| Specialty Features: | TIF District |
| Can Subdivide: | Yes |
| Within City Limits: | Yes |
| Construction Type: | Metal or Steel |
| Floor Type: | Concrete-Reinforced |
| Sale Price Note: | Not For Sale |
| Lease Rate: | \$12.5 |
| Lease Terms: | Gross Full Service |
| Lease Rate Note: | Direct |
| Last Updated: | Oct 16, 2024 |

Property and Area Description

Property For Lease. Listed rate may not include certain utilities, building services and property expenses. Can be combined with additional space(s) for up to 6,000 SF of adjacent space. Spaces delivered with a Reznor heater and a restroom.

Population

| | | | |
|--|----------------------------------|----------------------------------|----------------------------------|
| | 388,784 10 Mile Radius | 654,085 20 Mile Radius | 818,137 30 Mile Radius |
|--|----------------------------------|----------------------------------|----------------------------------|

Source: ESRI®, 2024

Households

| | | | |
|--|----------------------------------|----------------------------------|----------------------------------|
| | 157,767 10 Mile Radius | 260,925 20 Mile Radius | 325,060 30 Mile Radius |
|--|----------------------------------|----------------------------------|----------------------------------|

Source: ESRI®, 2024

Transportation

- Nearest Highway: IA Hwy 141 (.5 mi.)
- Nearest Interstate: Interstates 35 & 80 (2 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

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