

GRIMES FLEX/INDUSTRIAL BUILDING

3400 SE Crossroads Drive
Grimes, Iowa 50111

FOR SALE / LEASE



Flex/Industrial zoned M-1A in the NE quadrant of busy Highway 141 and 37th street in Grimes, Iowa. Built in 2022, this building is in excellent condition for a new occupier. Ideal for flooring company, commercial/home builder, furniture store, or other user with a showroom, office space, and ware housing need. Call to schedule a showing today!

- 20,000 SF Available (May divide)
 - 6,000 sf of finished showroom, office space, conference area & breakroom
- Fully heated and cooled throughout
- 18' clear height, 100' Building Depth, 24' column width, 1200 amp service
- 3 Rear drive In's 12' W X 14' H
- Building & Monument Signage (Visible from Hwy-141)
- Lease Rate: \$12.00/sf NNN (Sublease of \$10.50NNN available thru the end of 2026)
- Sale Price: \$3,750,000
- Estimated Operating Expenses: \$5.60/sf



CONTACT

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2026 V.3



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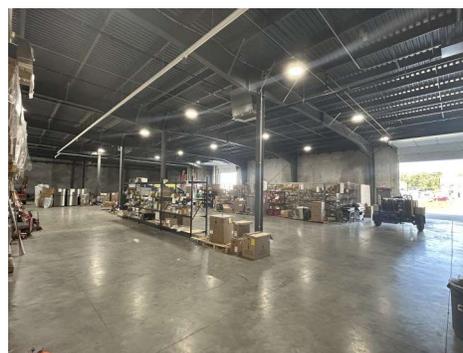
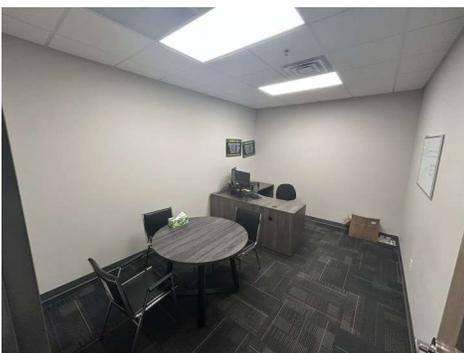
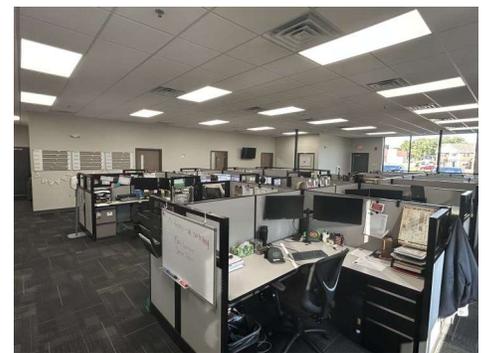
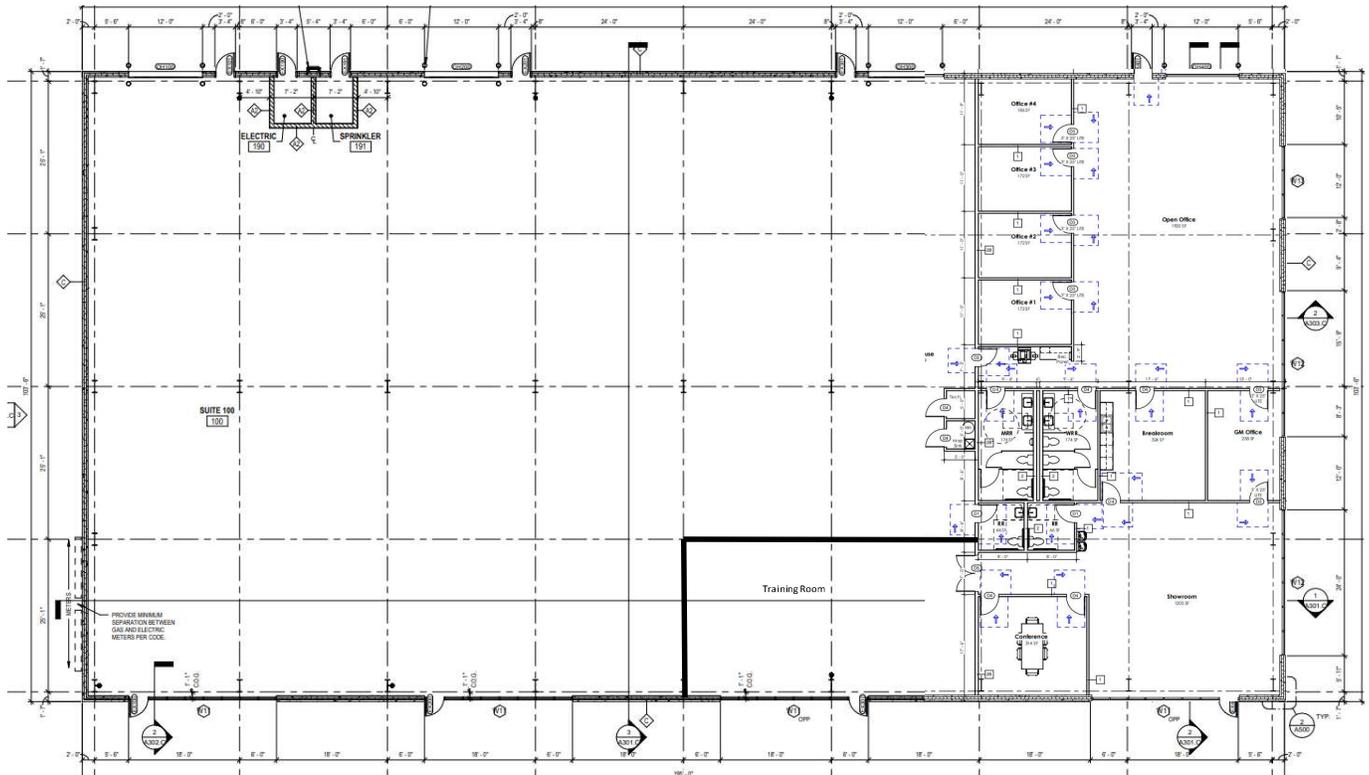


We obtained the information herein from sources we believe to be reliable but is not warranted as to accuracy and may change or be updated without notice.

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