



± 10,000 SF
Available For Lease

Grimes Distribution Center III

1400 SE Gateway Drive | Grimes, Iowa 50111

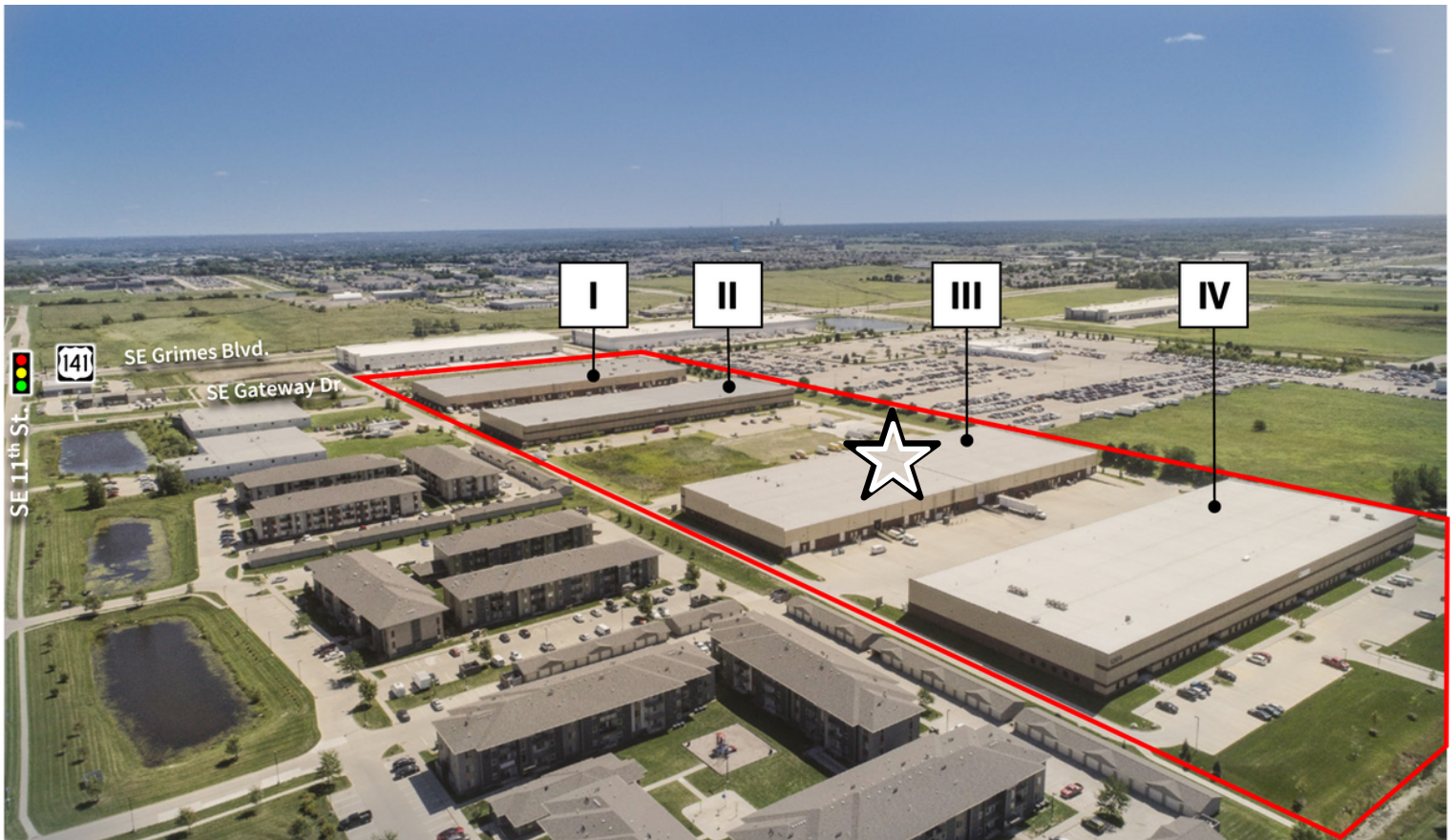


Availability overview

- Available: 10,000 SF
- Lease Rate: \$7.50/RSF NNN
- Est. OPEX: \$4.47/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

10,000 SF

Industrial/flex space for lease



Grimes Distribution Center III

10,000 SF of total warehouse | ± 24' clear height

Available Space Specifications

- Available: 10,000 SF
- Lease rate: \$7.50/RSF NNN
- Est. OPEX: \$4.47/RSF
- Year built: 2014
- Zoned: M-1 A Light Industrial
- Clear height: 24'
- Total docks: 1 (Ability to add)
- Drive-ins: 0 (Ability to add)
- Auto parking: 174 total stalls
- Building dimensions: 550' x 200'
- Sprinkler system: ESFR
- Building power: 480 volt, 3-phase, 2,500 amp
- Column spacing: 50' x 40'; 200' depth
- Floor thickness: 6" slab on grade

Grimes Distribution Center III



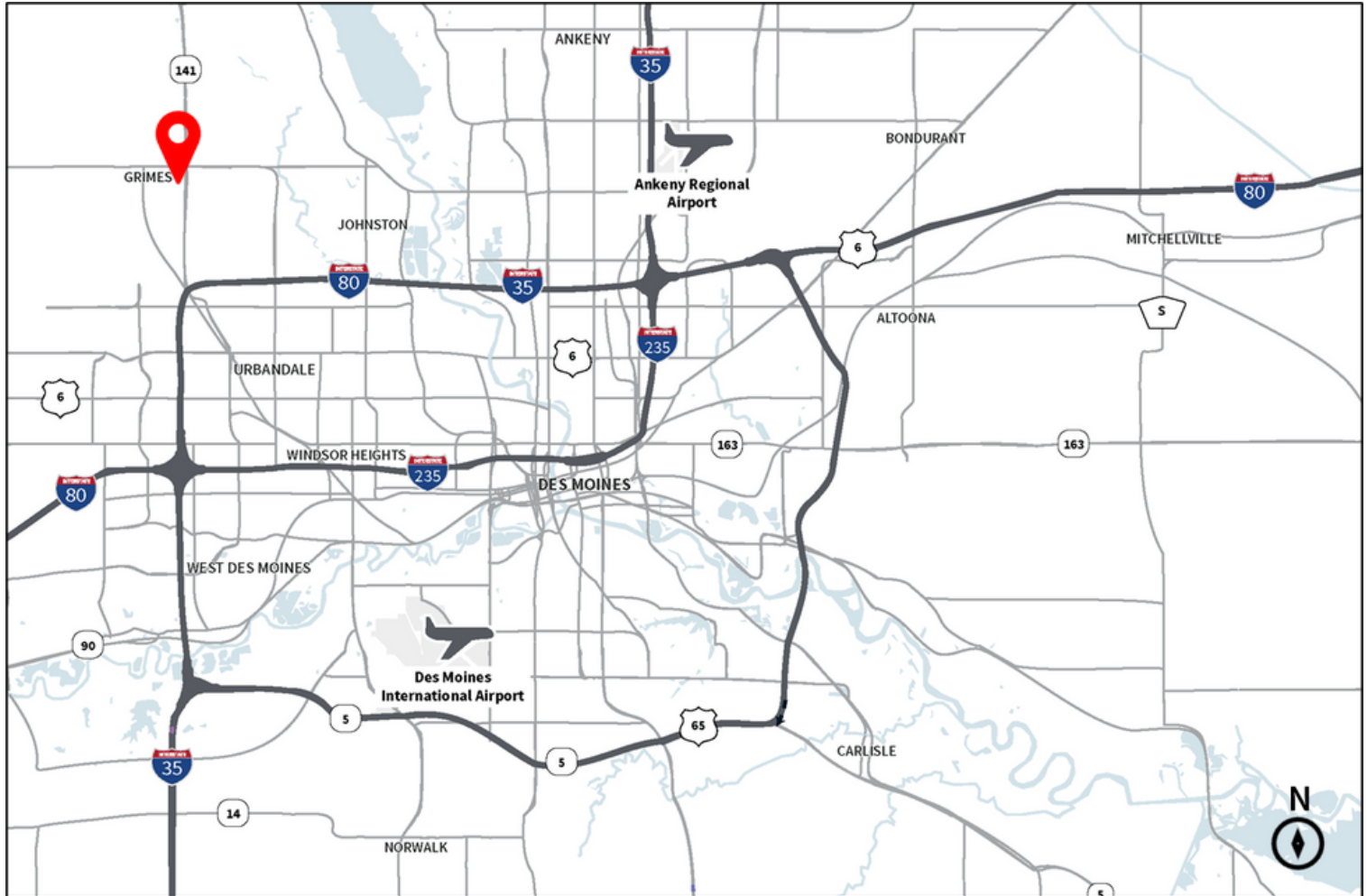
Images



Grimes Distribution Center III



1400 SE Gateway Drive | Grimes, Iowa 50111



Contact

Marcus R. Pitts, CCIM, SIOR

Senior Managing Director
+1 515 556 4727
marcus.pitts@jll.com

Austin Hedstrom

Senior Vice President
+1 515 414 1767
austin.hedstrom@jll.com

Tanner Hedstrom

Senior Associate
+1 515 745 2734
tanner.hedstrom@jll.com

jll.com/des-moines