

# For Sale or Lease

**Andy Lubinski, SIOR**

Vice Chair  
+1 952 221 8067  
andy.lubinski@colliers.com

**Justin Felix**

Senior Transaction Manager  
+1 612 718 2234  
justin.felix@colliers.com

**Aaron Whitmore**

Associate Vice President  
+1 612 963 1377  
aaron.whitmore@colliers.com

**Ethan Haglund**

Senior Associate  
+1 952 200 6199  
ethan.haglund@colliers.com

1600 Utica Avenue S, Suite 300  
Minneapolis, MN 55416  
P: +1 952 897 7700  
colliers.com/msp

715 E St S  
Grinnell, IA 50112

**Distribution/Warehouse:**

- Excellent Clear Heights of 22' – 25'
- Concrete Parking Lot
- Industrial Outdoor Storage
- LED Lighting
- Superior Column Spacing of 50' x 50'

# For Sale or Lease

## Property Highlights

Address: 715 E St S, Grinnell, IA 50112

PID: 3294400 & 3294100

Building SF: 120,000 SF  
• 119,520 SF - Warehouse  
• 480 SF - Office

Lot Size: 8.04 acres

Year Built: 1999

Loading: 8 dock doors, 1 drive-in

Lighting: LED

Clear Height: 22' - 25'

Columns: 50' x 50'

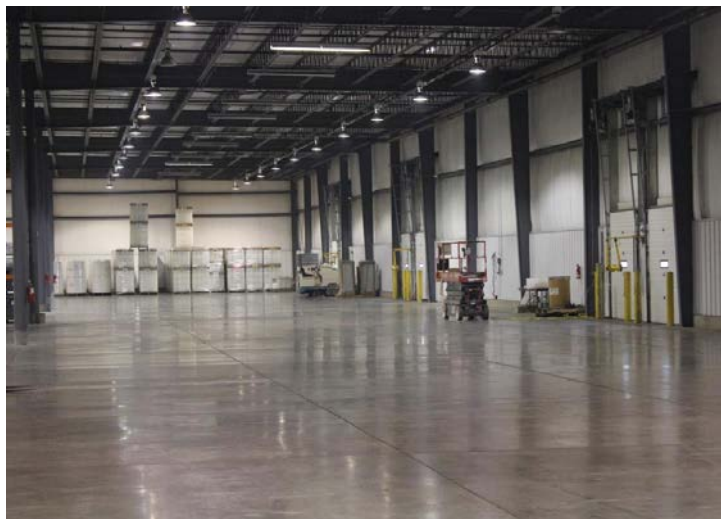
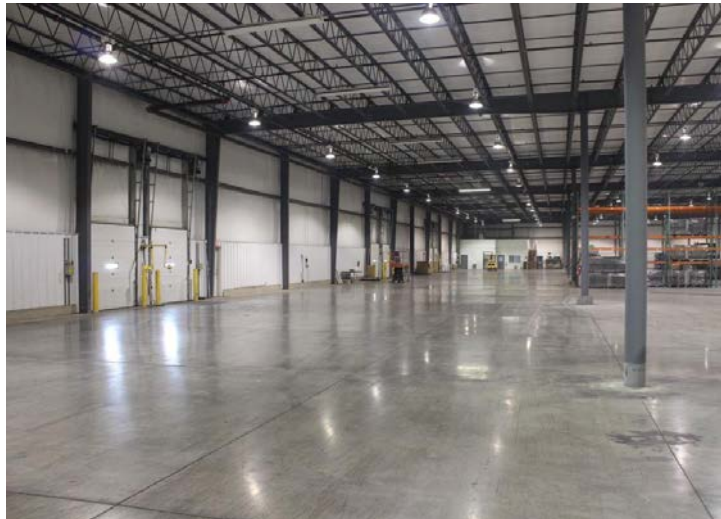
Construction: Metal panel

Sprinklers: Fully sprinklered

Rail: Located on a rail line

Lease Rate: \$4.25/SF NNN

Sale Price: Negotiable



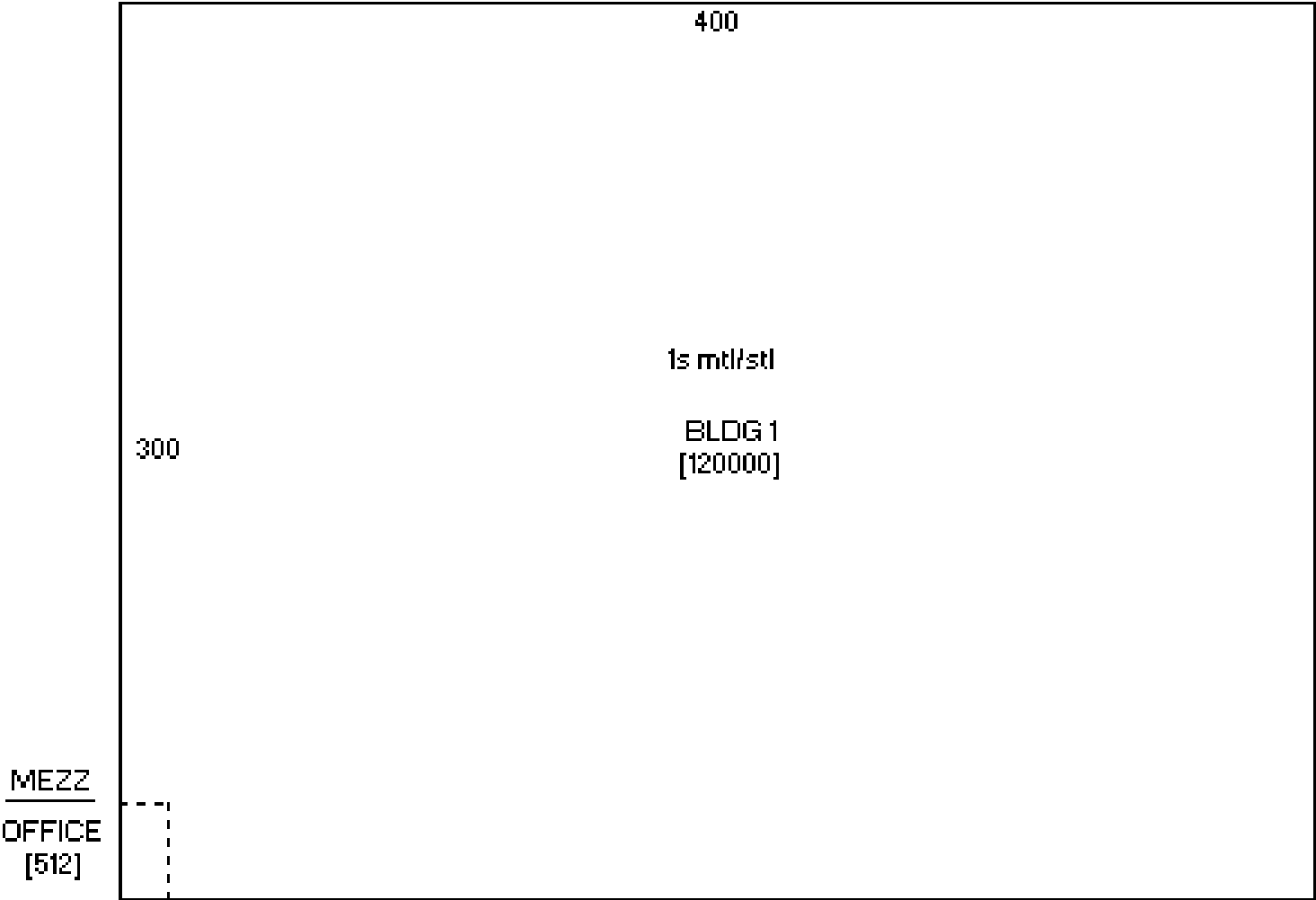


# Property Photos





# Floor Plan



# Location Overview

## Poweshiek County



Population

18,467 (2025)



Workforce

65% of population  
between ages 19-75



Median  
Household  
Income

\$69,988 (2025)



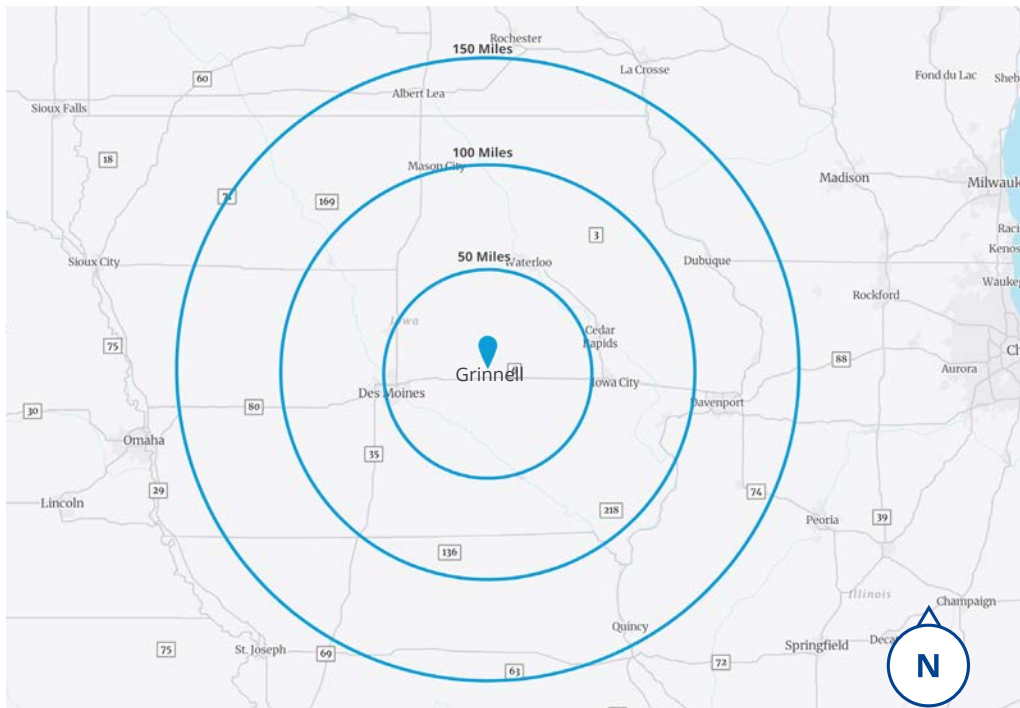
Businesses

992 (2025)

## Web Links

[Poweshiek County](#)

[Grinnell, IA](#)



**Colliers**

1600 Utica Avenue S, Suite 300  
Minneapolis, MN 55416  
P: +1 952 897 7700

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International MN, LLC.