

# 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: \$3,550,000
- Estimated Operating Expenses: \$5.60/sf



## CONTACT

**Ryan D. Siedenburt**

(515) 339-9616 Mobile

(515) 223-6222 Office

[Ryan@Siedenburt.com](mailto:Ryan@Siedenburt.com)



2026 V.4

**The Siedenburt Group**  
1350 NW 138th Street, Suite 450  
Clive, Iowa 50325  
[www.siedenburt.com](http://www.siedenburt.com)

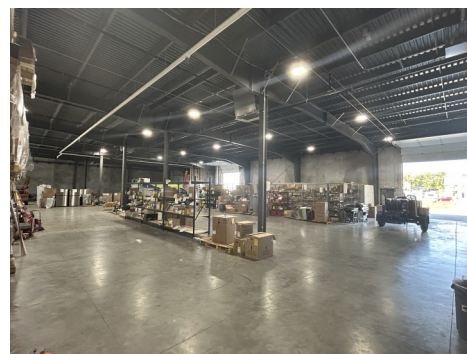
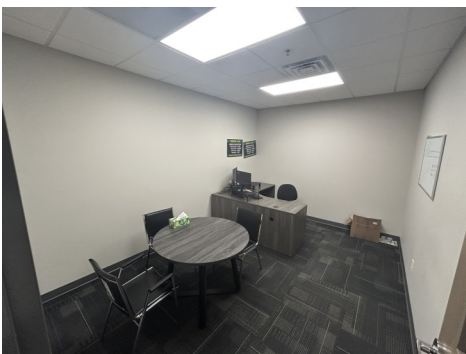
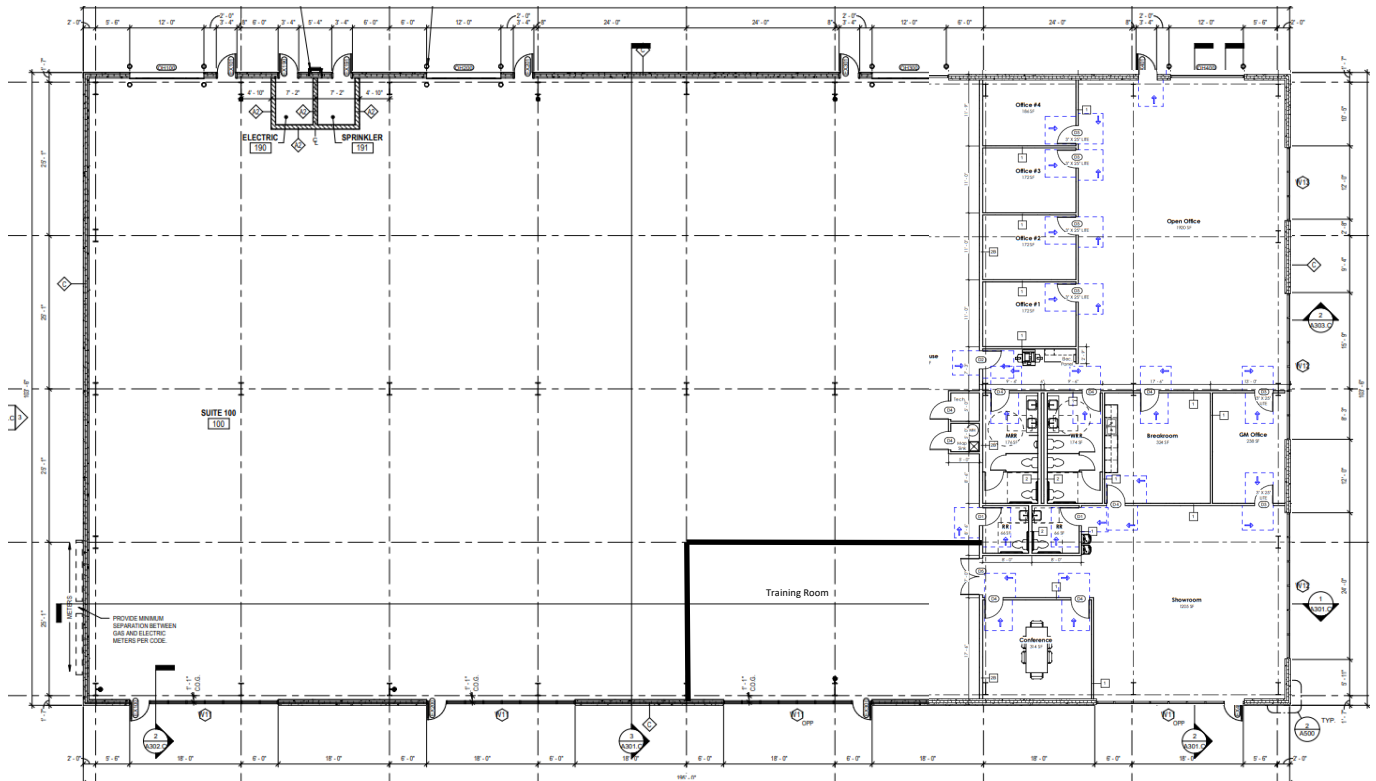


We obtained the information herein from sources we believe to be reliable but is not warranted as to accuracy and may change or be updated without notice.

# GRIMES FLEX/INDUSTRIAL BUILDING

3400 SE Crossroads Drive  
Grimes, Iowa 50111

**FOR SALE/LEASE**



**The Siedenburgh Group**  
1350 NW 138th Street, Suite 450  
Clive, Iowa 50325  
www.siedenburgh.com



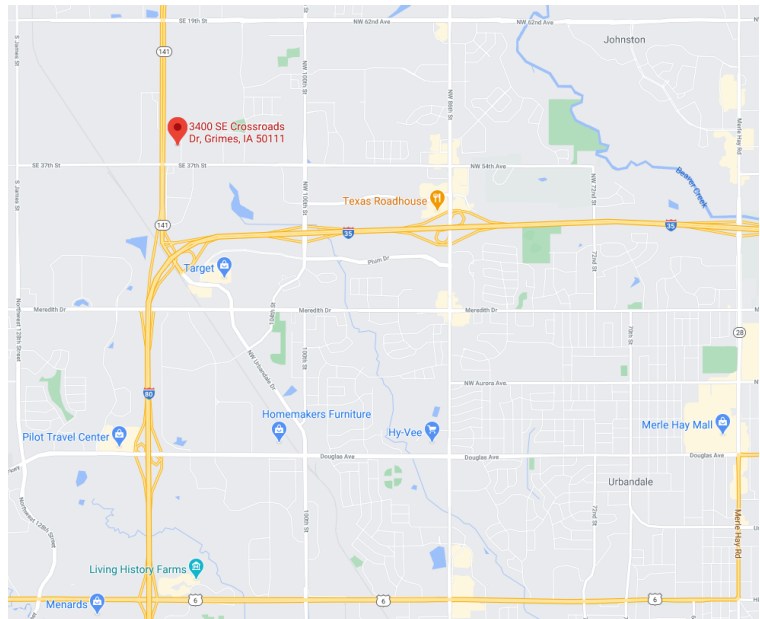
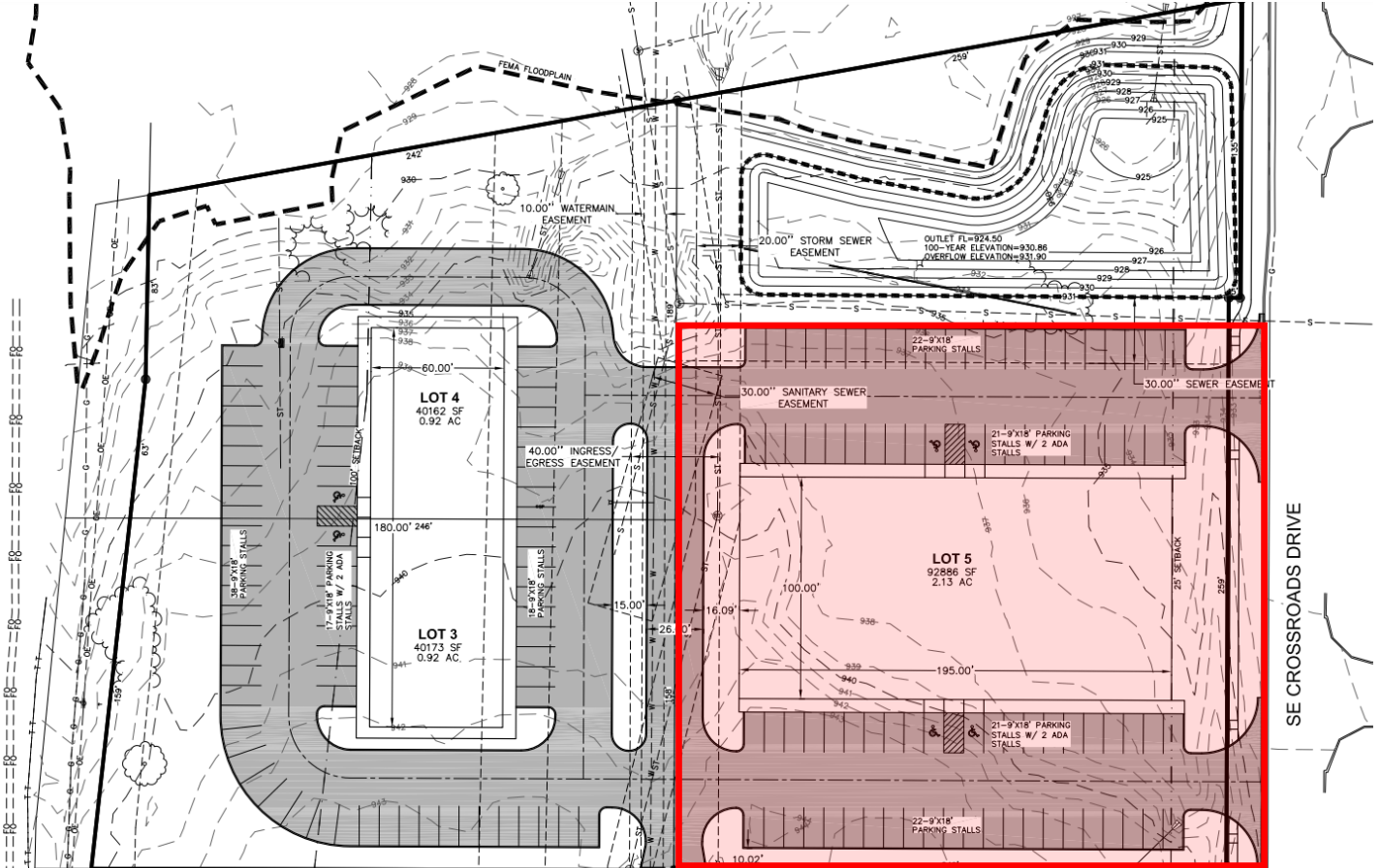
We obtained the information herein from sources we believe to be reliable but is not warranted as to accuracy and may change or be updated without notice.

# GRIMES FLEX/INDUSTRIAL BUILDING

3400 SE Crossroads Drive  
Grimes, Iowa 50111

**FOR SALE/LEASE**

## Site Layout



**The Siedenburg Group**  
1350 NW 138th Street, Suite 450  
Clive, Iowa 50325  
www.siedenburg.com



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.