



FOR SUBLEASE

1300 SE LITTLE BEAVER DR
GRIMES, IA 50111

20,000 SF AVAILABLE

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**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

HIGHLIGHTS

- Available for Sublease (lease expiration: 07/31/2034)
- Suite(s) 110 & 111 (Endcap)
- Space is currently being leased by Home City Ice
 - Cold storage is currently available.
 - Freezer can run at 0° Fahrenheit
 - Tenant shall remove cooler for a traditional warehouse user
- Available: 20,000 SF
- Office: 4 private offices, large reception/conference area/ breakroom
- 3 dock high doors (10' H X 9' W)
- 1 Drive-in Door (16' H X 12' W)
- 28' Clear Height
- 3 Phase / 480 Volt / 2,500 Amp Power
- ESFR Sprinkler System
- Year Built: 2017
- Lease Rate: \$6.00 NNN* (For a cold storage user rates may vary)
- Just North of I-35/I-80

DEMOGRAPHICS



376,577
POPULATION

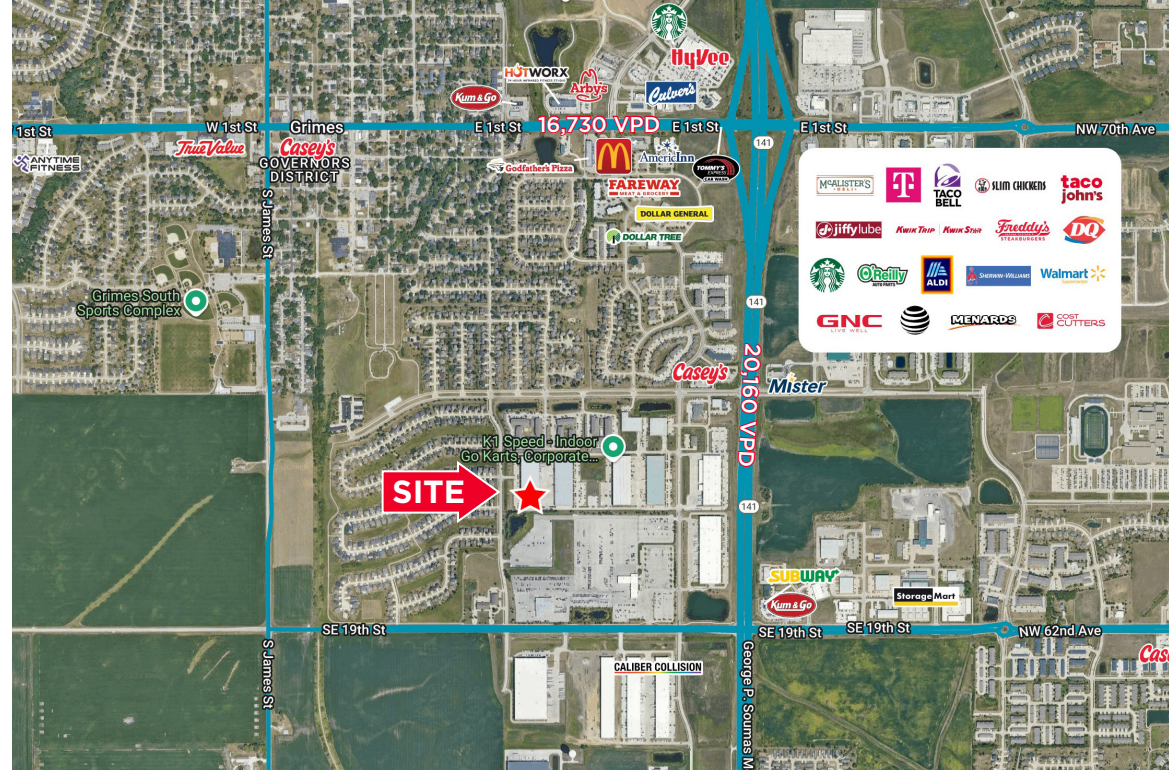
Within 10 Mile Radius



\$127,169
AVG. HOUSEHOLD INCOME

Within 10 Mile Radius

	1 Mile	3 Mile	5 Mile	10 Mile
Population	5,778	38,152	96,544	376,577
AVG. HH Income	\$104,150	\$158,055	\$154,834	\$127,169
Households	2,411	8,455	23,367	87,848



LOCATION



CITY OF GRIMES

**GRIMES IS CONVENIENTLY LOCATED
IN THE DES MOINES METRO, JUST
OFF I-35/I-80, WHICH CONNECT IT
TO MAJOR CITIES ACROSS THE U.S.**



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