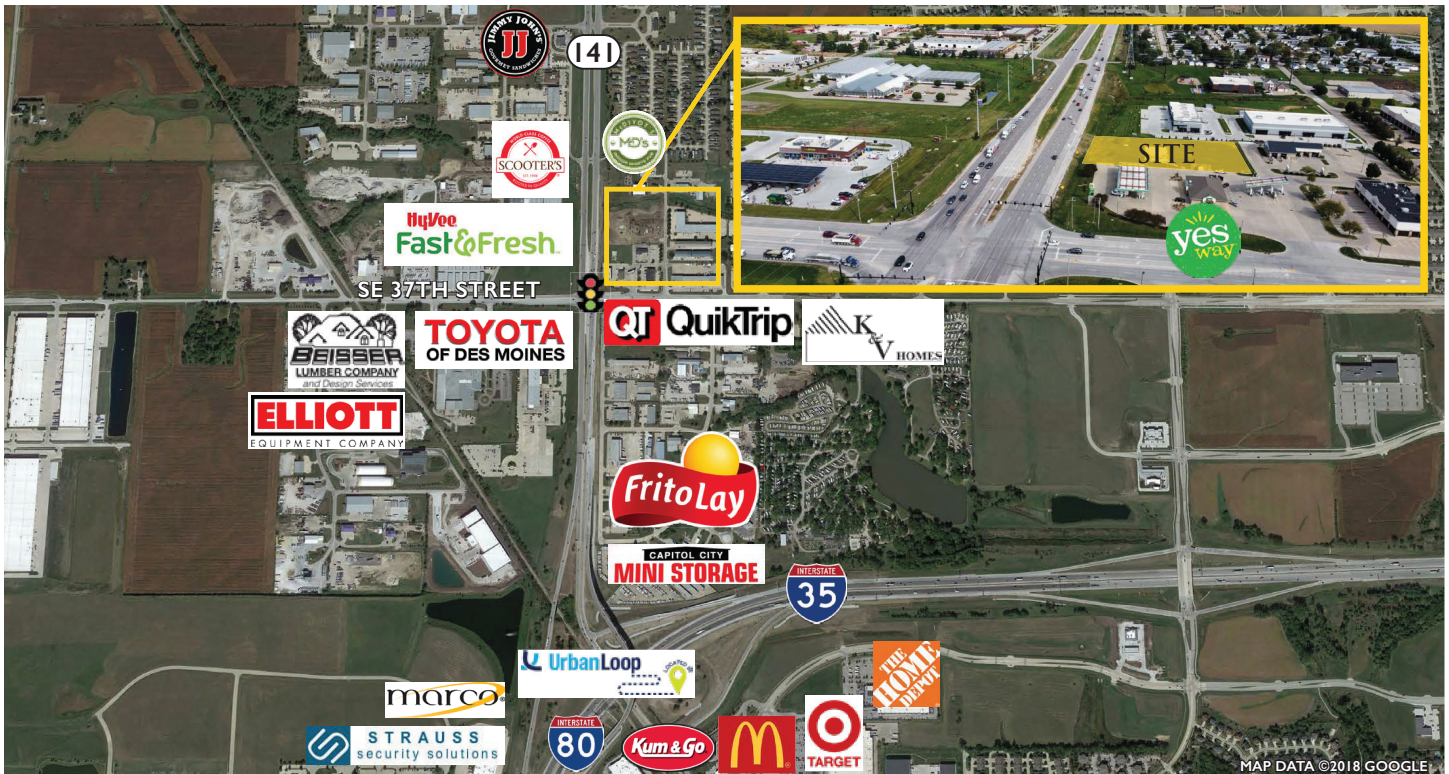


3505 SE Grimes Boulevard

GRIMES | IOWA



PROPERTY FEATURES:

- **For Sale: \$15/SF**
For Lease or Build-to-Suit
- Lease rate negotiable
- Lot Size: 1.10 acres
- Building Size: 10,000 square feet
- Tenant improvements available
- Located at the lighted intersection of Highway 141 and SE 37th Street (39,000 VPD in 2016)
- First intersection after the \$60,000,000 Urban Loop Flyover
- One of the busiest intersections in Iowa
- 175' of frontage on Highway 141
- Building and monument signage
- Total population in 2017:
1 mile 2,550 | 3 miles 41,416 | 5 miles 119,719

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