

# UNDER-CONSTRUCTION COMMERCIAL BUILDING

3390 SE Crossroads Drive  
Grimes, Iowa 50111

**FOR LEASE**



**Available Summer 2022**



## COMMERCIAL BUILDING AVAILABLE

Commercial / Light Industrial Development in the NE quadrant of Highway 141 and 37th street in Grimes, Iowa. Construction began in Fall of 2021 and be completed in Summer 2022.

### COMMERCIAL BUILDING:

- 9,876 SF Available
- 1.85 Acre Site
- Divisible to 2,000 SF+ Bays
- Rear drive in's available
- Located 3 miles South of new Grimes Sports & Entertainment District (Summer 2022)
- Outstanding visibility from Hwy-141 (36,000+ VPD)
- For Lease: \$20.00/sf NNN  
(TI: Negotiable)
- For Sale: Contact Agent

**BASIC DELIVERY CONDITIONS:** HVAC stubbed to space, 1 ADA restroom, electrical panel in place, sprinkler run the length of the space.



## CONTACT

**Ryan D. Siedenbug**  
(515) 339-9616 Mobile  
(515) 223-6222 Office  
[Ryan@siedenbug.com](mailto:Ryan@siedenbug.com)



DEMOS	1 Mile	3 Mile	5 Mile
Population	2,606	42,492	122,319
Av. HH Income	\$82,305	\$125,058	\$114,496
Median Age	34.8	37.2	37.5

2021 V.4

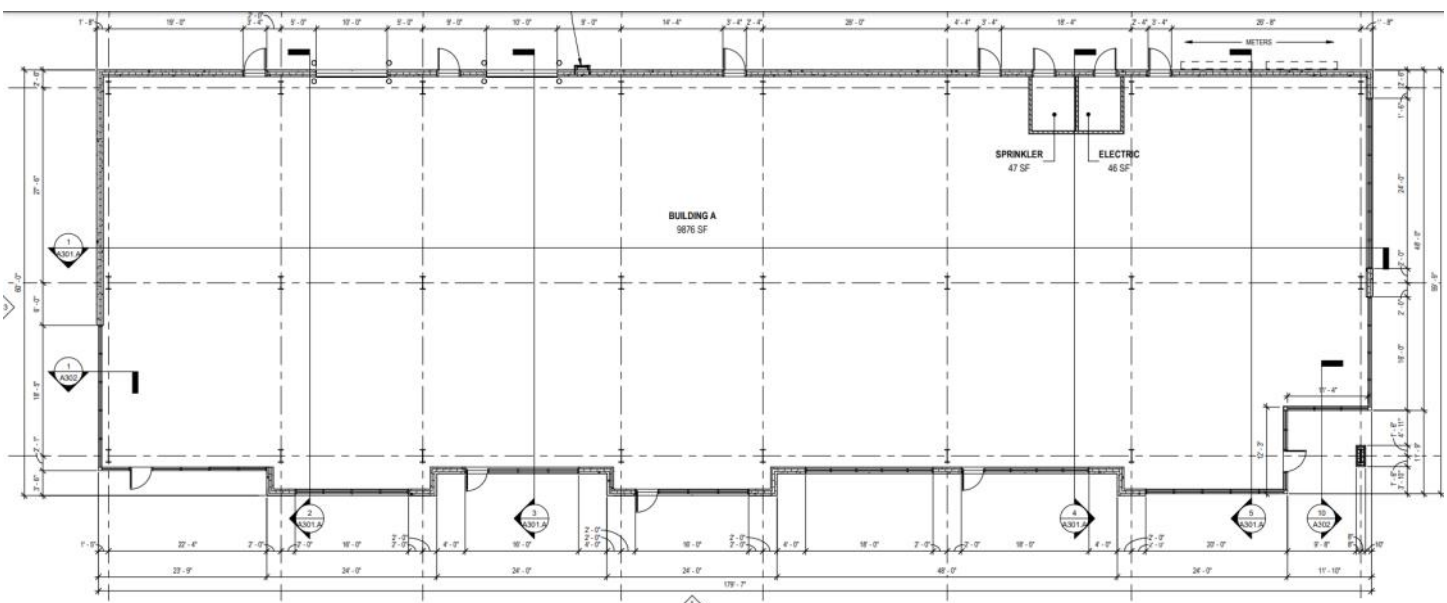
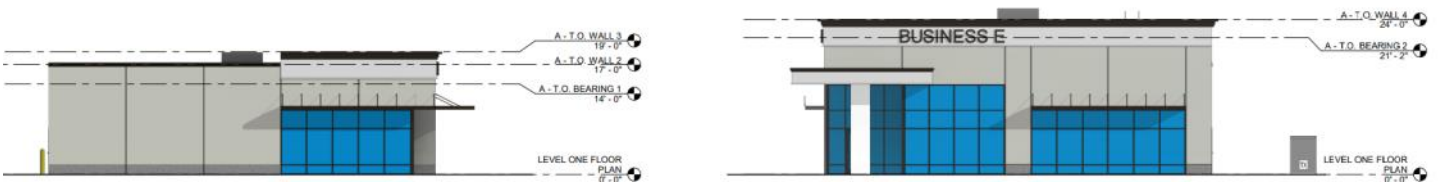
# PROPOSED FLEX BUILDING

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4 BUILDING A - EAST ELEVATION  
1/8" = 1'-0"



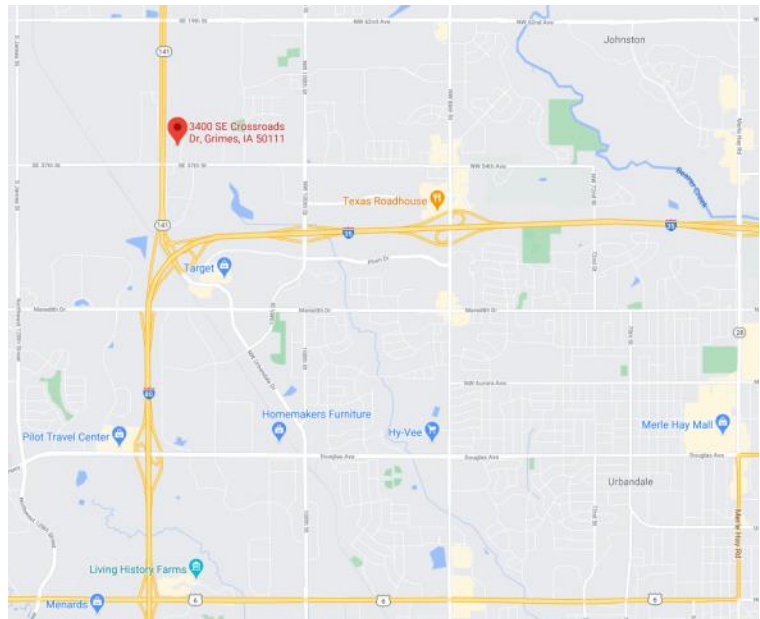
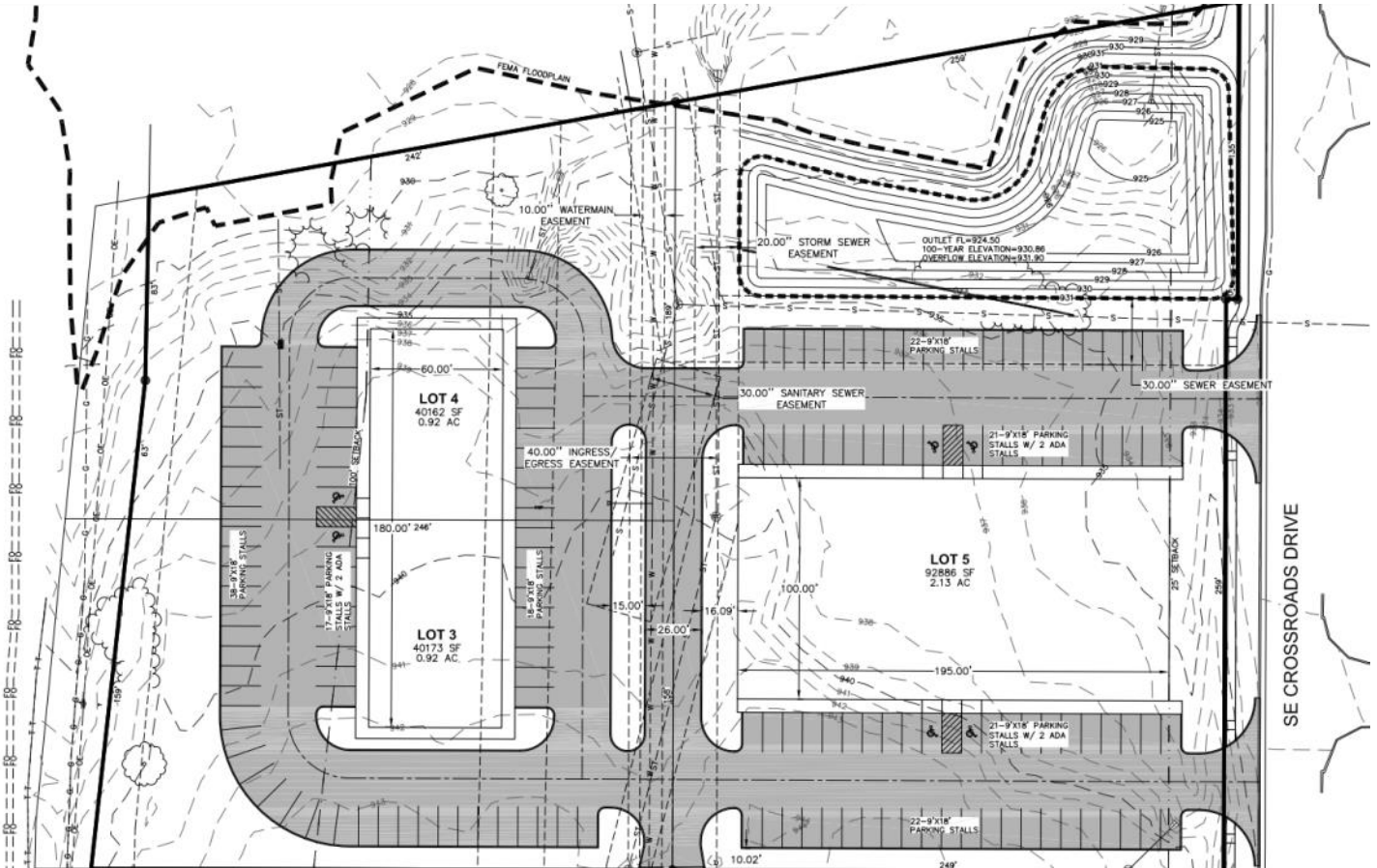
LEVEL ONE FLOOR PLAN - BUILDING A  
1/8" = 1'-0"

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## Site Layout



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



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