

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 to begin 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: \$18.00/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

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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

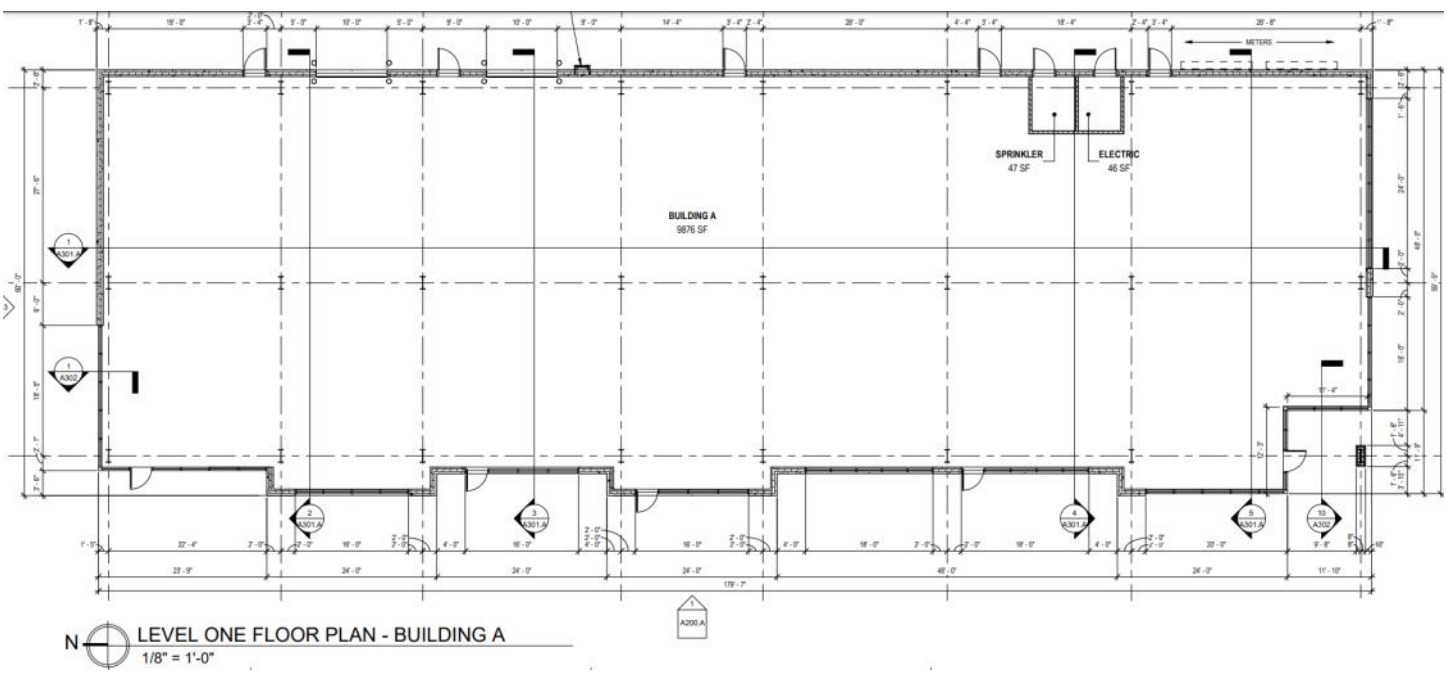
PROPOSED FLEX BUILDING

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FOR LEASE / FOR SALE



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



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

2021 V.4

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



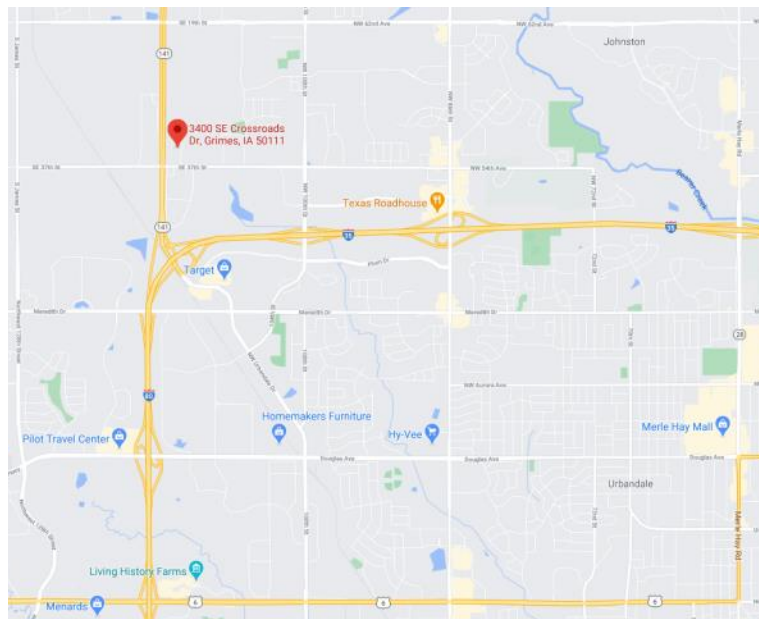
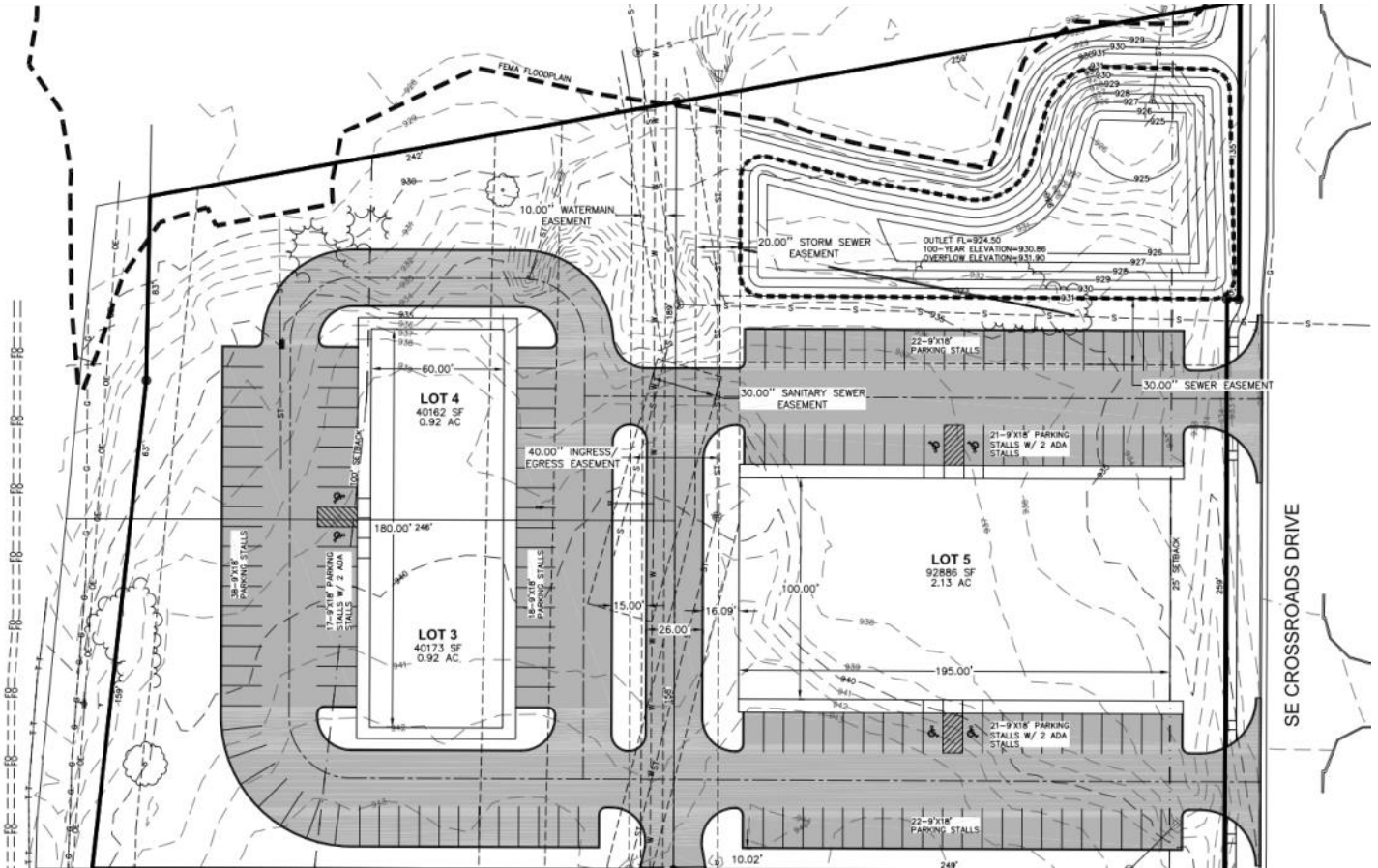
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Site Layout



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