

# PROPOSED FLEX BUILDING

3400 SE Crossroads Drive  
Grimes, Iowa 50111

**FOR SALE OR BUILD-TO-SUIT**



## COMMERCIAL / INDUSTRIAL LAND

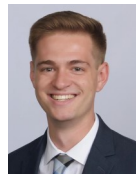
Commercial / Light Industrial Land in the NE quadrant of Highway 141 and 37th street. This ground offers the immediate opportunity for development in the highly traveled Grimes Hwy-141 corridor.

- 4 Acres
- For Sale or Build-to-Suit
- Will Sell Parcels Separately
- Zoned M-1A (Commercial and Limited Light Industrial)
- All Utilities
- High Traffic Area: 36,400 VPD
- Improved access with New 100th Street interchange & Hwy-141 flyover (Fall 2020) & 37th Street improvements
- City Incentives Possible

Price \$740,520 (\$4.25/SF)

## CONTACT

Ryan D. Siedenbug  
(515) 339-9616 Mobile  
(515) 223-6222 Office  
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

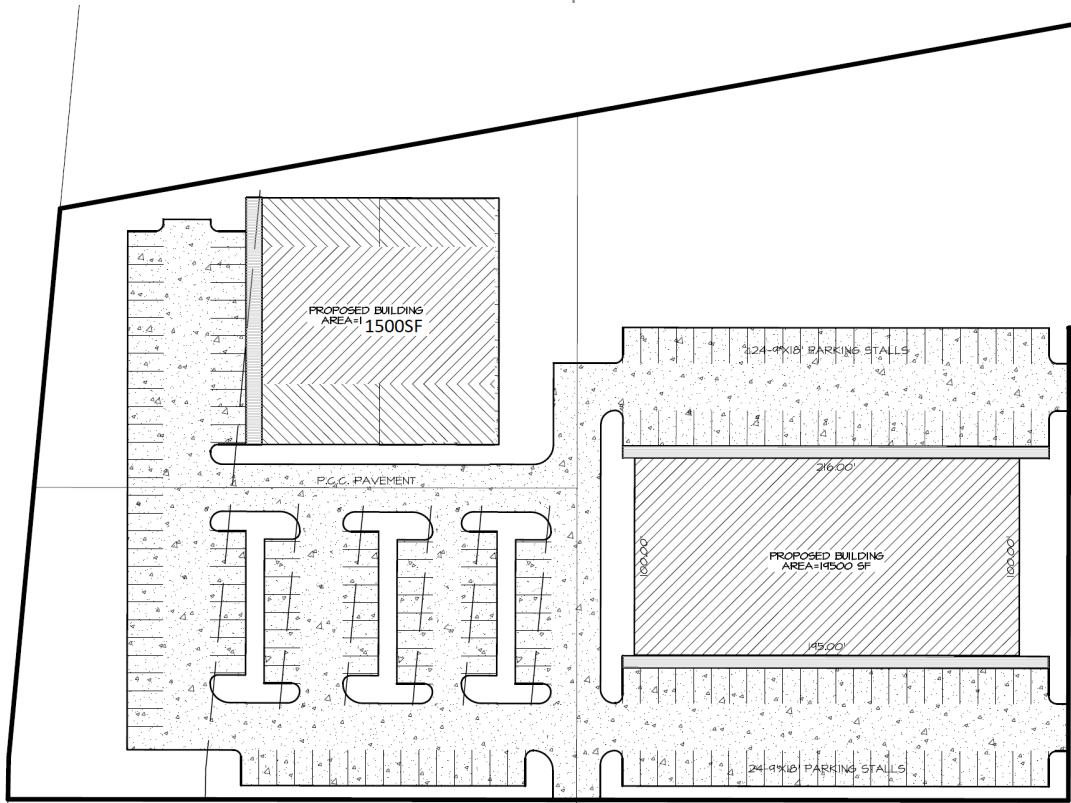
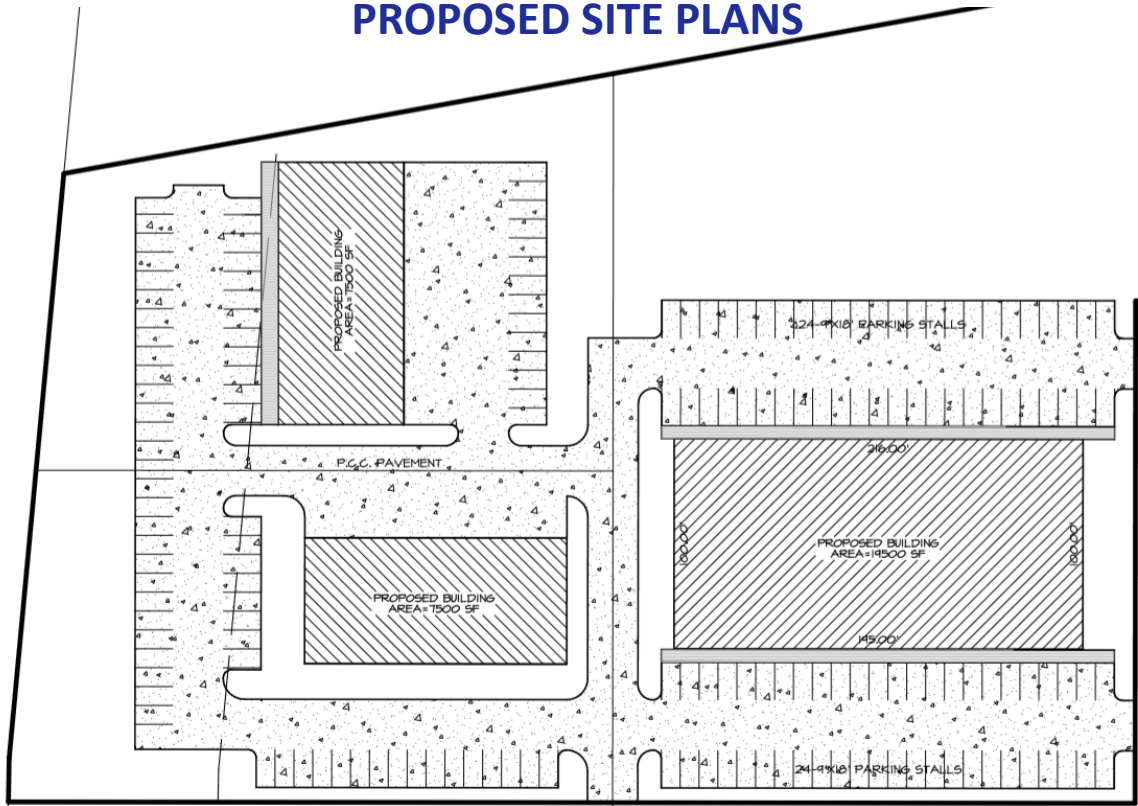
2020 V.2

# PROPOSED FLEX BUILDING

3400 SE Crossroads Drive  
Grimes, Iowa 50111

**FOR SALE OR BUILD-TO-SUIT**

## PROPOSED SITE PLANS

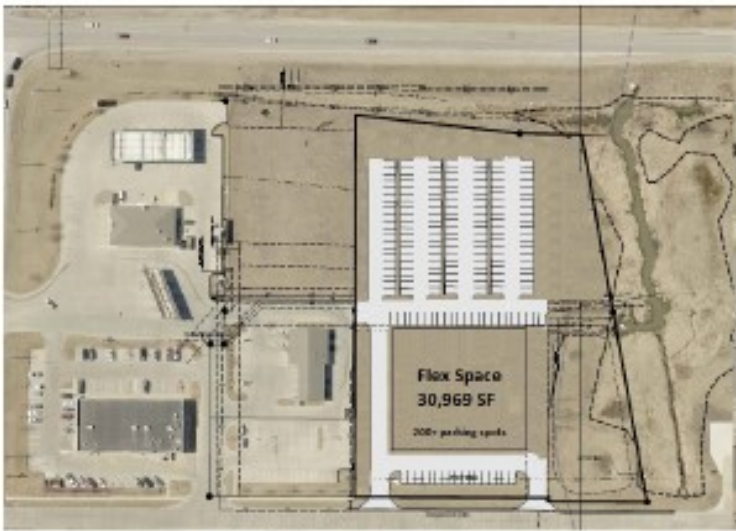
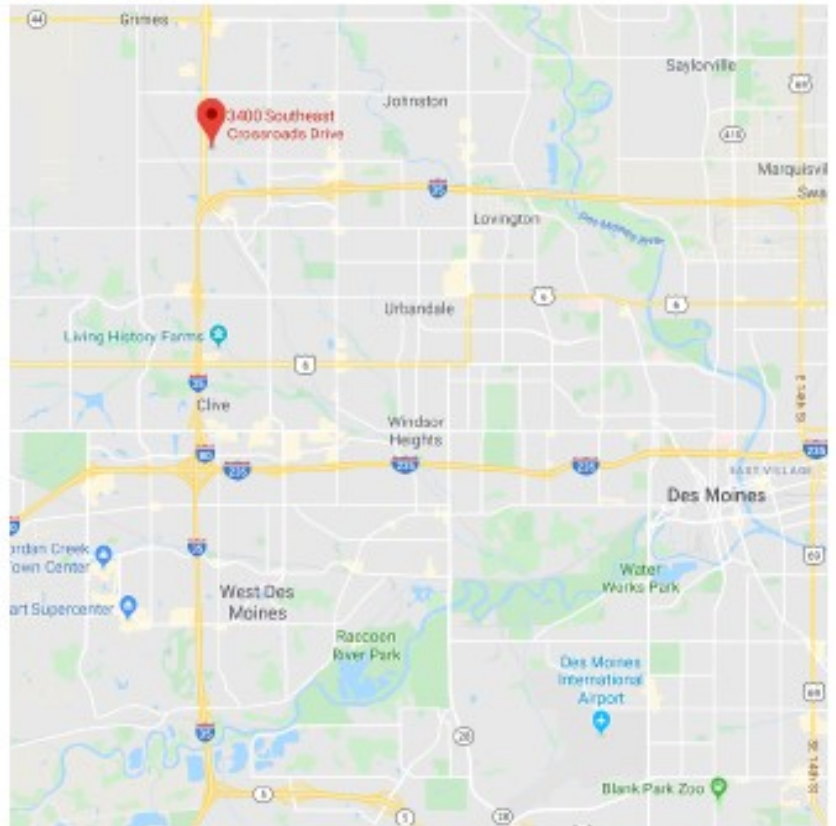


2020 V.2

# PROPOSED FLEX BUILDING

3400 SE Crossroads Drive  
Grimes, Iowa 50111

**FOR SALE OR BUILD-TO-SUIT**



2020 V.2