

ShatteredGlassDev.com

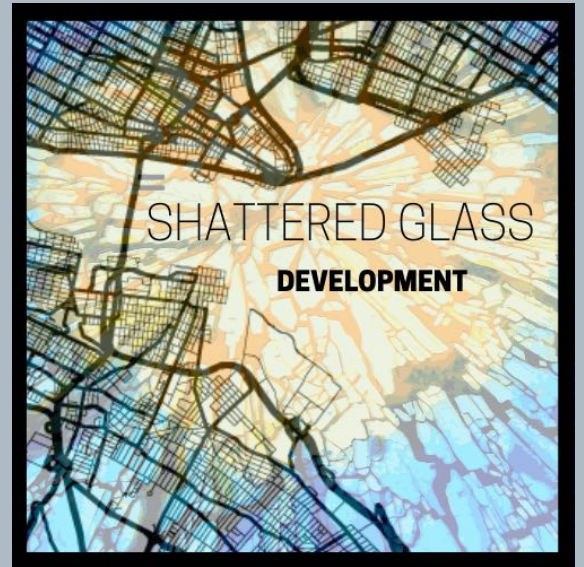
GRIMES GATEWAY BUSINESS PARK

3060 SE Grimes Blvd. Ste 400

Warehouse | Flex | Office

This existing flex space is walking distance from day care, restaurants, coffee shop, fitness centers, hair salon and even doggy daycare. Only 1 mile from Interstate 35/80.

Suite 400: 2,162 SF
\$9.75 NNN
Expansion options available
2,162 - 16,183 SF



Jackie Johansen
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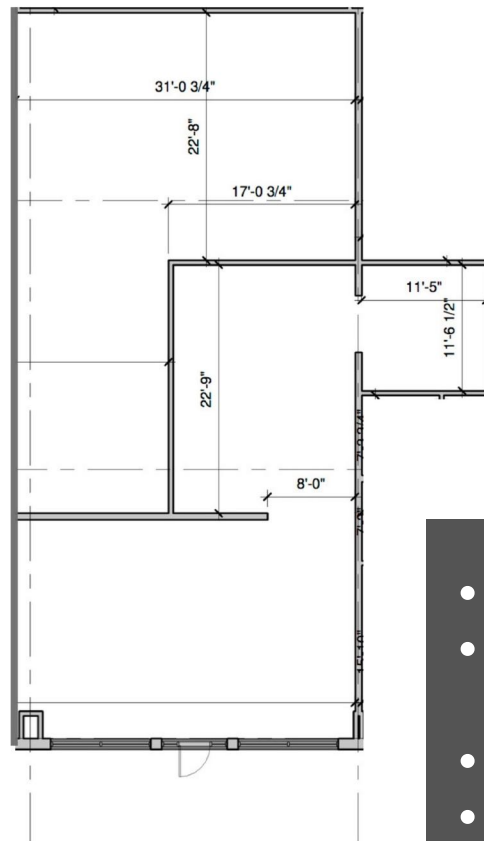


SHATTERED GLASS DEVELOPMENT

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LICENSED REAL ESTATE BROKERAGE IN THE STATE OF IOWA

FLOOR PLAN

3060 SE Grimes Blvd. Ste 400



- 2,162.00 SF total
- Combination of Office and Warehouse space
- Entry with Natural Light
- 14'8" Ceiling Height in the warehouse
- Parking in Front and Back
- Multiple options to expand

AERIAL MAP

3060 SE Grimes Blvd. Ste 400



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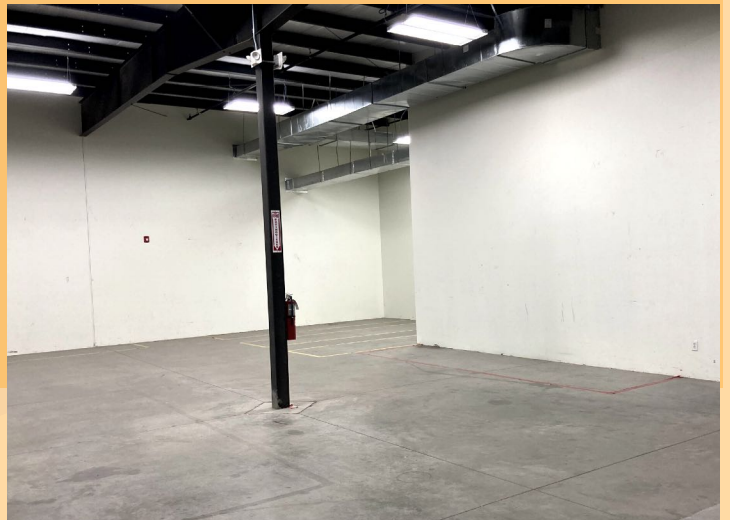
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INTERIOR AND EXTERIOR

3060 SE Grimes Blvd. Ste 400

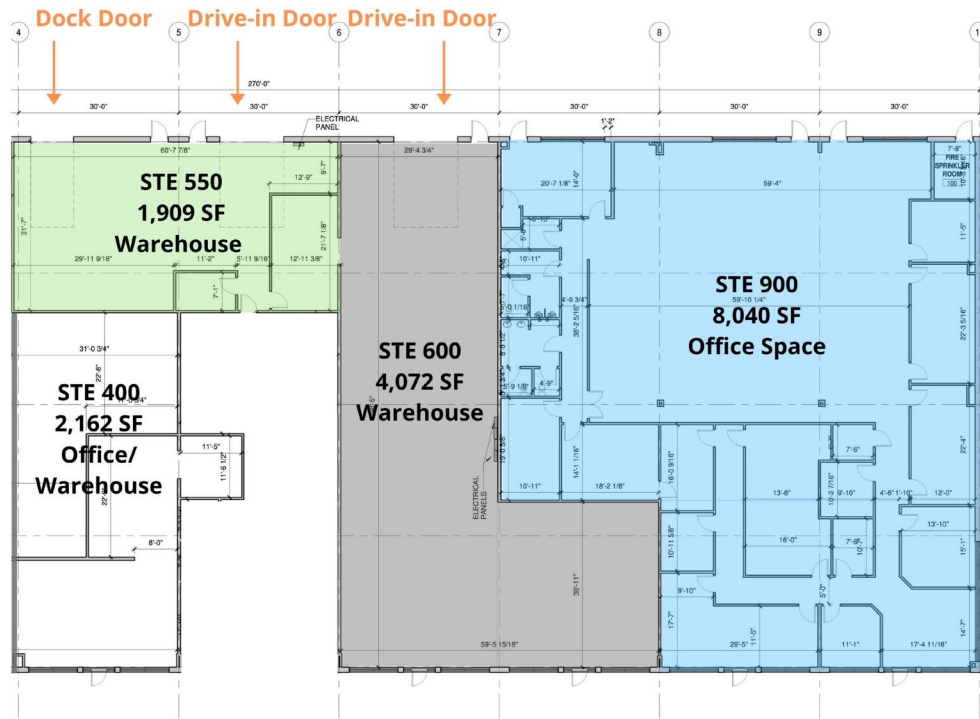


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EXPANSION OPTIONS

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- Multiple options to have more warehouse or office space depending on your business operation needs

GRIMES GATEWAY BUSINESS PARK

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Warehouse | Flex | Office

Major Employers in Grimes area

- John Deere
- DuPont Pioneer
- Amazon
- Hy-Vee
- Walmart
- Menards
- Fed Ex

Current Tenants in Grimes Gateway Business Park

- Consulting and Distribution Centers
- Strength and Fitness Studios
- Back To Health Chiropractic
- Food Depot Bar and Grill
- Signature Signs & Graphics Studio
- Talking Heads Salon

About Grimes

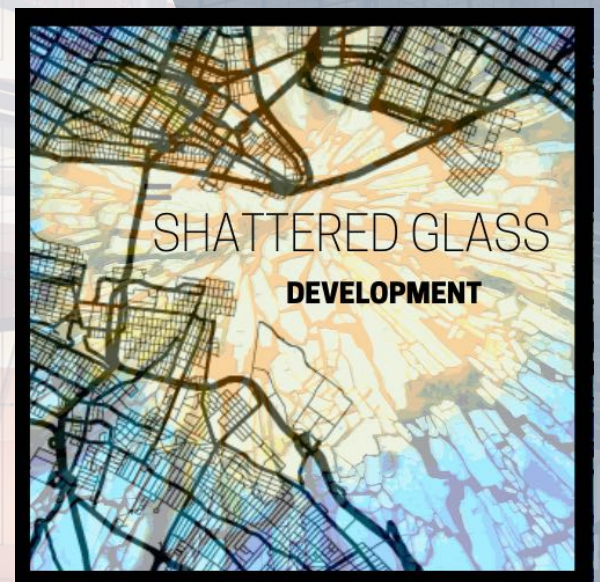
- Second fastest growing city in metro
- Highway 141 traffic: 44,000 VPD
- City team is targeting growth



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