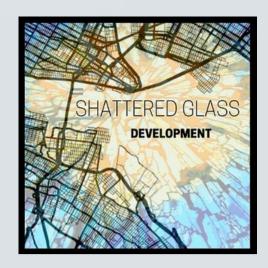
# GATEWAY COMMERCE PARK WAREHOUSES

4415/4425 SE BEISSER DR, GRIMES IA



### About the property:

Building 1 fully leased.

Located in the Gateway Commerce Park, these two warehouse buildings are now available to for Lease. Each building will include; it's own loading dock and drivein door, open floor-plans, and spacious parking lots. These buildings offer a space for all kinds of businesses to thrive and work efficiently in. With it's up and coming location in Grimes, this property can bring endless opportunities.



Jackie Johansen Owner/Broker (515) 277-0042



## SITE PHOTOS

4415/4425 SE BEISSER DR, GRIMES IA









JACKIE JOHANSEN | (515) 277-0042 | SHATTEREDGLASSDEV.COM LICENSED REAL ESTATE BROKERAGE IN THE STATE OF IOWA

# GATEWAY COMMERCE PARK WAREHOUSE

4415/4425 SE BEISSER DR, GRIMES IA

### Property Details:

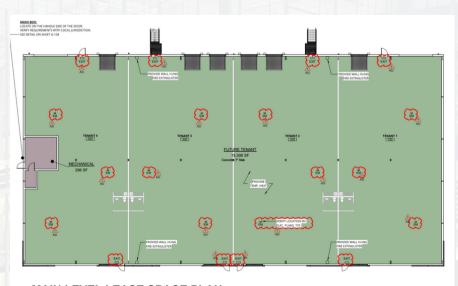
Zoning: M-3 Heavy Industrial District

Proposed Use: Warehouse

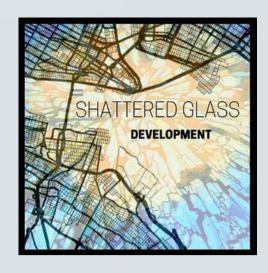
Site Area: 7.23 Acres

Common Are Maintenance: \$4.75 / SQFT

- 20,000 SF per building (3 planned)
- Divisible to 5,000-20,000 sqft for each individual warehouse
- 101 vehicle parking spaces available
- 19 trailer parking spaces available
- One loading dock and drive-in door per bay



MAIN LEVEL LEASE SPACE PLAN



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DEVELOPMENT is a Commercial
Real Estate firm with a full range of
services specializing in Equity
Attraction, Site Selection,
Brokerage, Development, and
more, with a unique approach and
a win-win methodology. Women
owned and managed, Shattered
Glass Development has been
breaking the glass ceiling in the
male-dominated commercial real
estate industry, reshaping it to a
more diverse and inclusive
environment.



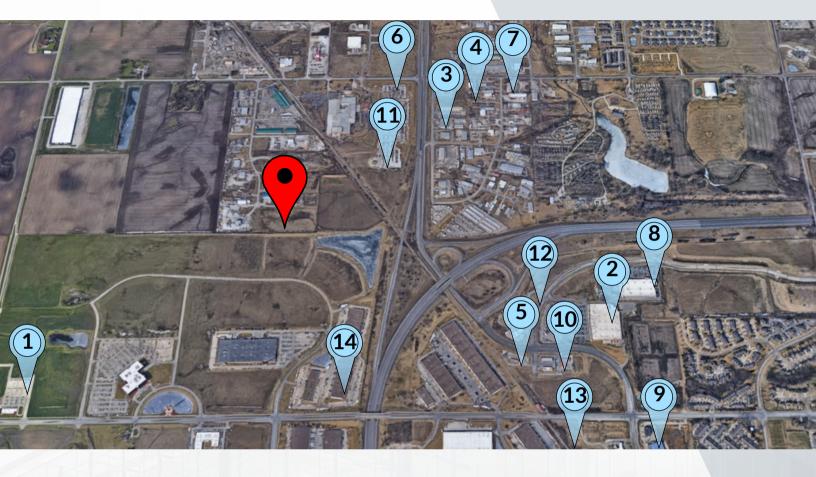
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## **AERIAL MAP**

4415/4425 SE BEISSER DR, GRIMES IA





#### Nearby Establishments:

- 1. The Chicken Coop
- 2. Target
- 3. QuickTrip
- 4. El Huapango Mexican
- 5. McDonald's
- 6. Hy-vee Fast & Fresh
- 7. Rolling Wok Asian Cuisine & Pho

- 8. The Home Depot
- 9. Goodwill
- 10. Kum & Go
- 11. Toyota of Des Moines
- 12. GameStop
- 13. FOAM Carwash Express
- 14. Strauss Security Solutions