



FOR SUBLEASE

1300 SE LITTLE BEAVER DR
GRIMES, IA 50111

20,000 SF AVAILABLE

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**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

HIGHLIGHTS

- Available for Sublease (lease expiration: 07/31/2034)
- Suite(s) 110 & 111 (Endcap)
- Space is currently being leased by Home City Ice
 - Cold storage is currently available.
 - Freezer can run at 0° Fahrenheit
 - Tenant shall remove cooler for a traditional warehouse user
- Available: 20,000 SF
- Office: 4 private offices, large reception/conference area/ breakroom
- 3 dock high doors (10' H X 9' W)
- 1 Drive-in Door (16' H X 12' W)
- 28' Clear Height
- 3 Phase / 480 Volt / 2,500 Amp Power
- ESFR Sprinkler System
- Year Built: 2017
- Lease Rate: \$6.00 NNN* (For a cold storage user rates may vary)
- Just North of I-35/I-80

DEMOGRAPHICS



376,577
POPULATION

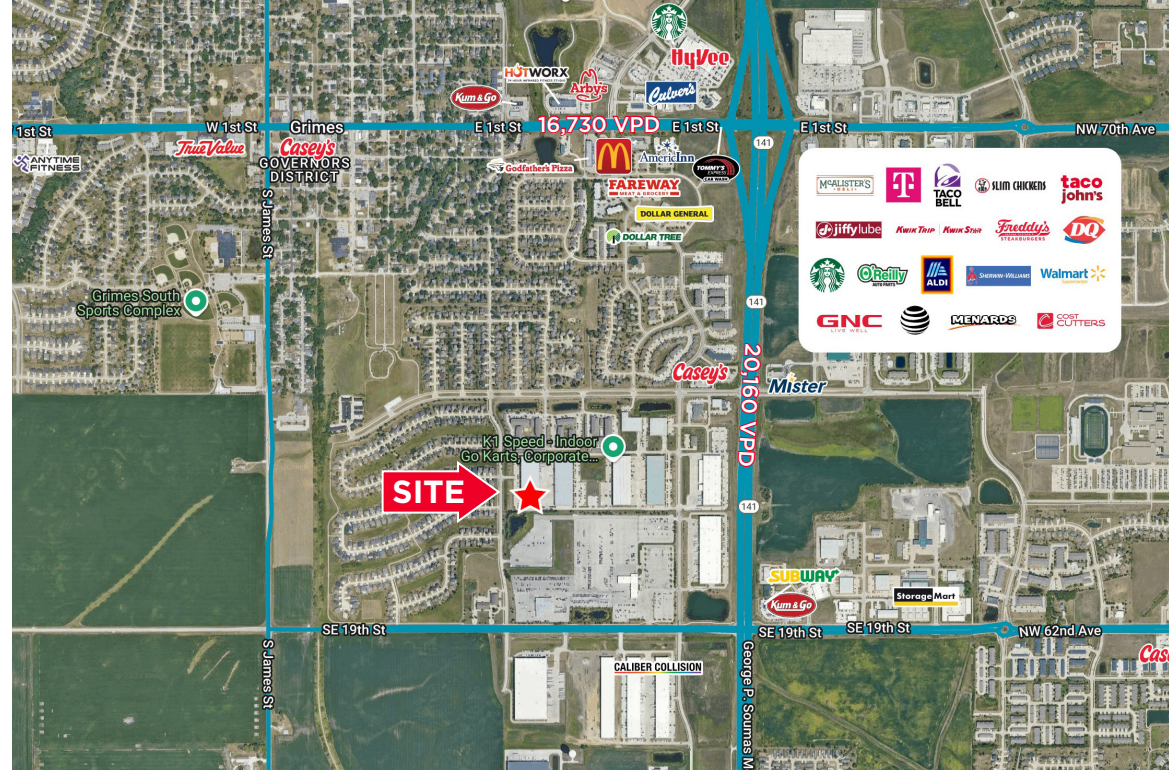
Within 10 Mile Radius



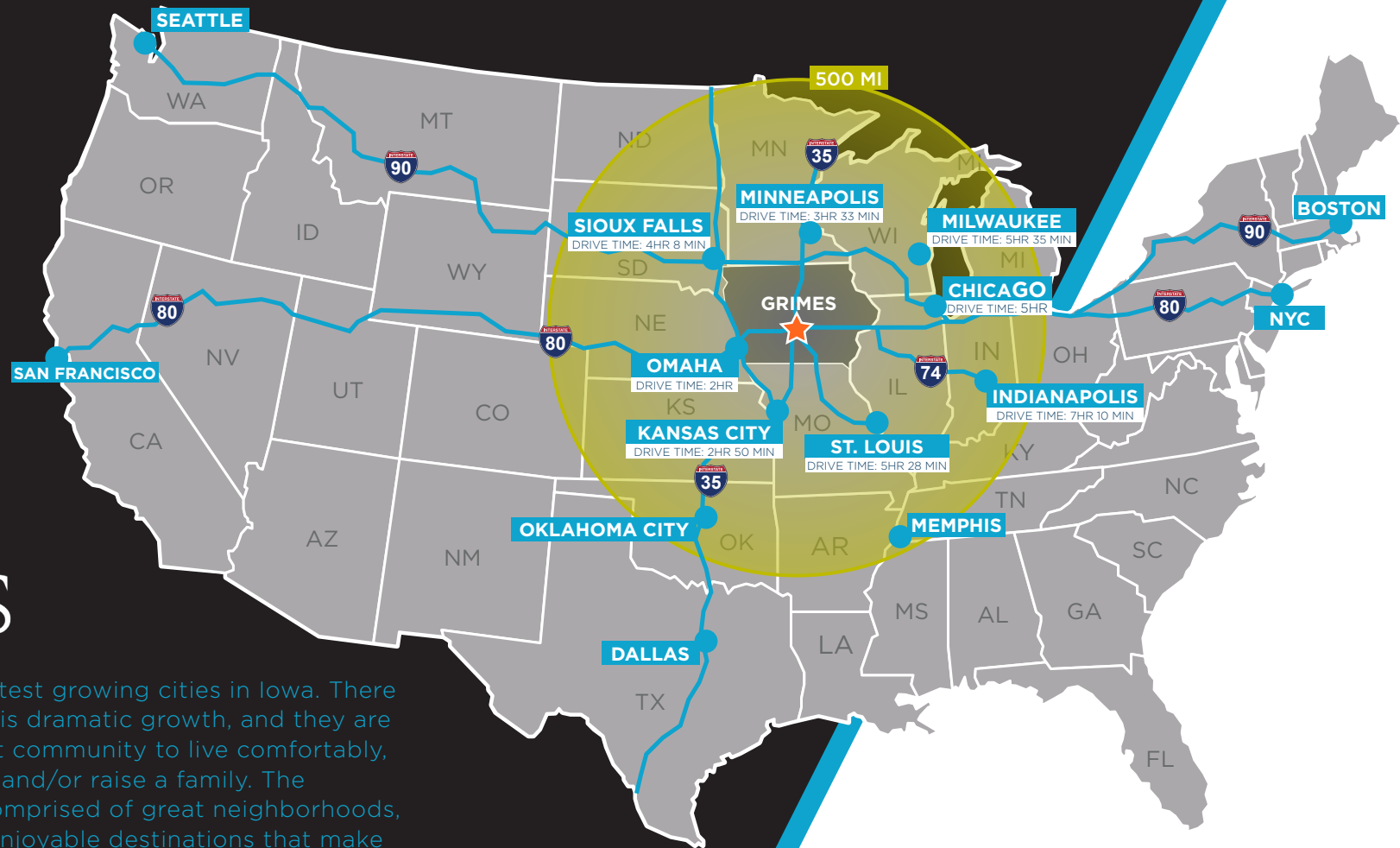
\$127,169
AVG. HOUSEHOLD INCOME

Within 10 Mile Radius

	1 Mile	3 Mile	5 Mile	10 Mile
Population	5,778	38,152	96,544	376,577
AVG. HH Income	\$104,150	\$158,055	\$154,834	\$127,169
Households	2,411	8,455	23,367	87,848



LOCATION



CITY OF
GRIMES

Grimes is one of the fastest growing cities in Iowa. There are many reasons for this dramatic growth, and they are resulting in a truly great community to live comfortably, have an active lifestyle, and/or raise a family. The Grimes community is comprised of great neighborhoods, excellent schools, and enjoyable destinations that make living here fun and meaningful.

**GRIMES IS CONVENIENTLY LOCATED
IN THE DES MOINES METRO, JUST
OFF I-35/I-80, WHICH CONNECT IT
TO MAJOR CITIES ACROSS THE U.S.**



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