



FOR SUBLEASE

1300 SE LITTLE BEAVER DR
GRIMES, IA 50111

20,000 SF AVAILABLE

MATT LUNDBERG, SIOR, CCIM

Senior Vice President
+1 515 556 8088
mlundberg@iowaca.com



Iowa Commercial Advisors

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

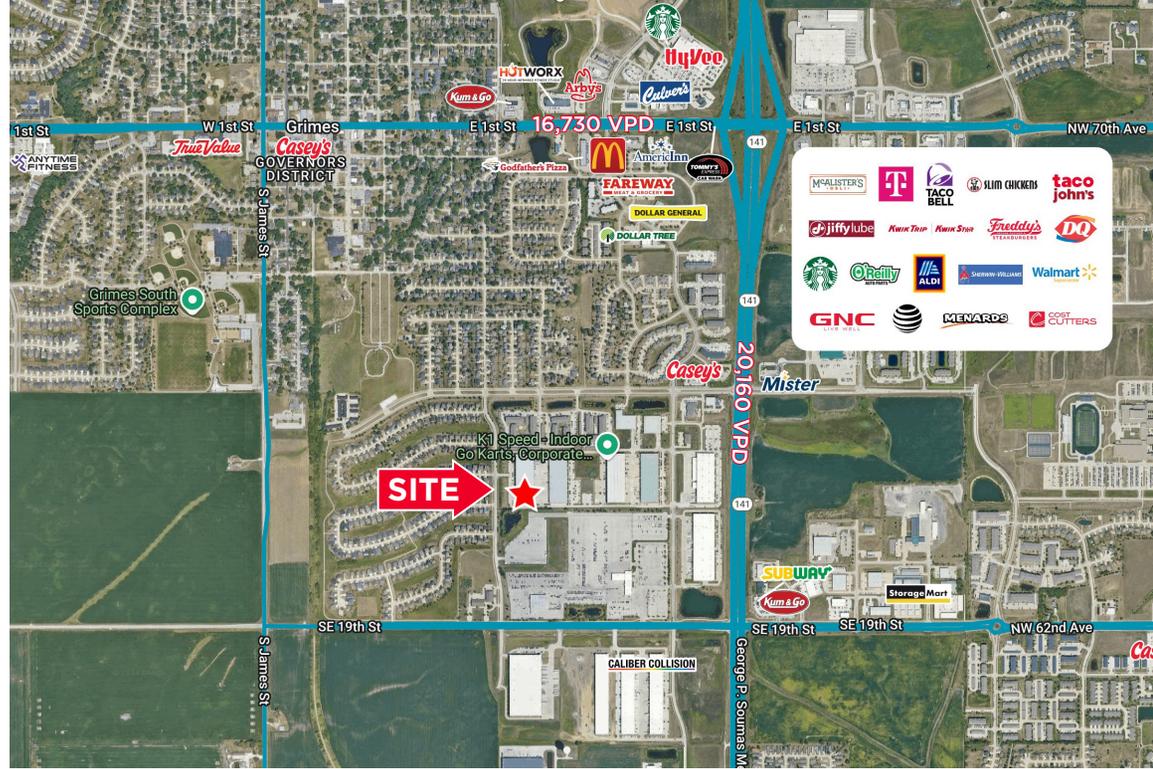
Within 10 Mile Radius



\$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.**



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

MATT LUNDBERG, SIOR, CCIM
Senior Vice President
+1 515 556 8088
mlundberg@iowaca.com

3737 Woodland Avenue, Suite 100
West Des Moines, IA 50266
Main +1 515 309 4002
iowacommercialadvisors.com

 **CUSHMAN &
WAKEFIELD**
Iowa Commercial Advisors