

ShatteredGlassDev.com

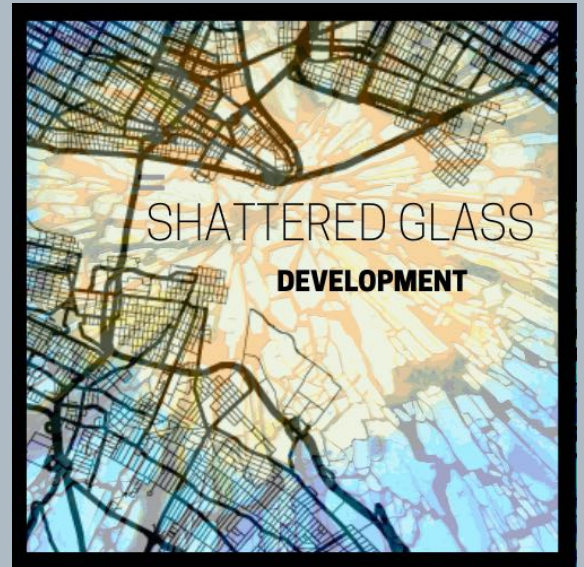
GRIMES GATEWAY BUSINESS PARK

3000 SE Grimes Blvd. Ste 600

Retail | Flex | Warehouse

This retail space has high visibility and is within walking distance of day care, restaurants, coffee shop, fitness centers, hair salon and even doggy daycare. Building is only 1 mile from Interstate 35/80.

Suite 600 : 3,850 SF
\$12.00 NNN
Expansion and Demising Options Available
Signage ready



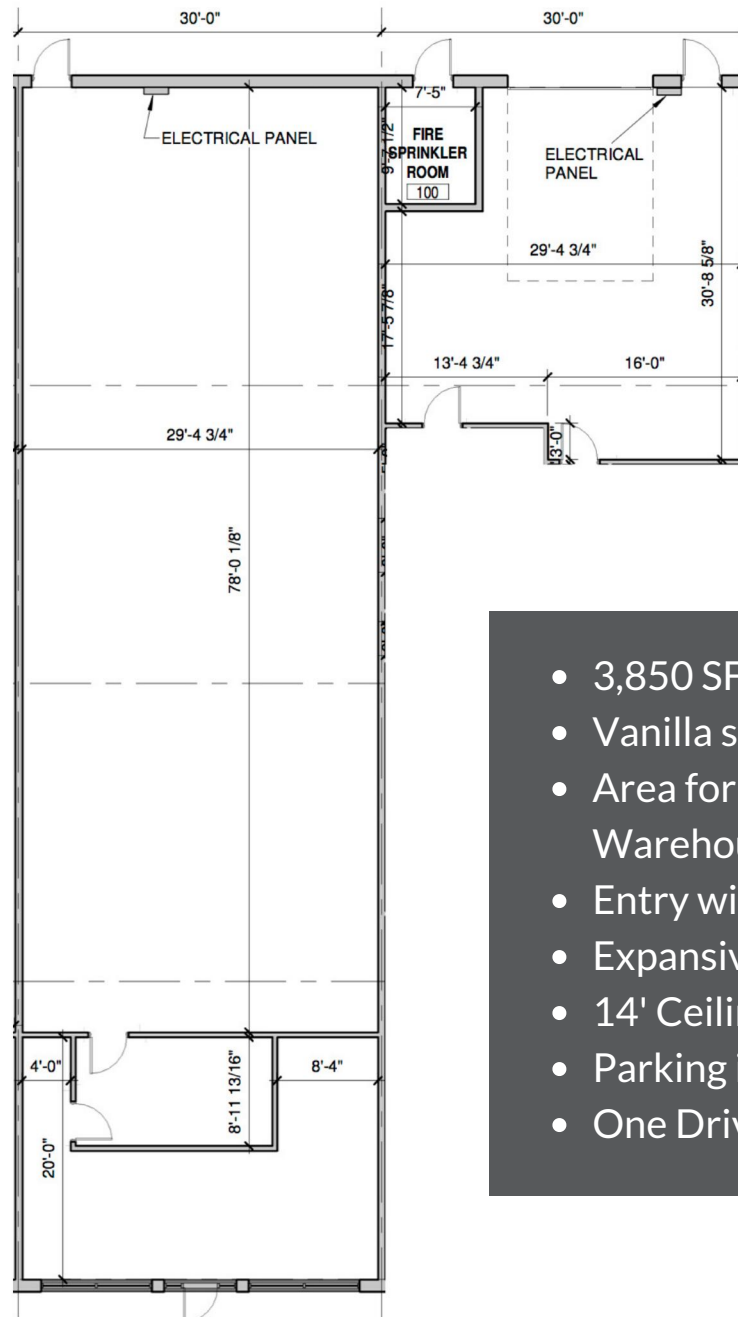
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SHATTERED GLASS DEVELOPMENT
JACKIE JOHANSEN | (515) 277-0042 | SHATTEREDGLASSDEV.COM
LICENSED REAL ESTATE BROKERAGE IN THE STATE OF IOWA

FLOOR PLAN

3000 SE Grimes Blvd. Ste 600



- 3,850 SF
- Vanilla shell space
- Area for Showroom and Warehouse
- Entry with Natural Light
- Expansive Open Space
- 14' Ceiling Height
- Parking in Front and Back
- One Drive in Door

AERIAL MAP

3000 SE Grimes Blvd. Ste 600



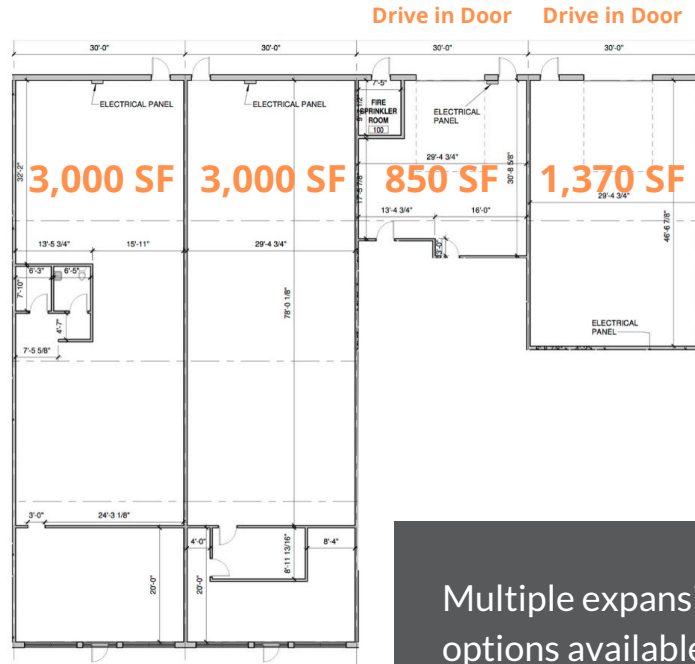
INTERIOR AND EXTERIOR

3000 SE Grimes Blvd. Ste 600



EXPANSION/DEMISING OPTIONS

3000 SE Grimes Blvd.



Multiple expansion and demising options available in Bldg 3000

Warehouse space options:

- Option 1: 850 SF
- Option 2: 1,370 SF
- Option 3: 2,220 SF

Showroom space options:

2 bays available at 3,000 SF each

GRIMES GATEWAY BUSINESS PARK

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Retail | Flex | Office

Major Employers in Grimes area

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

Current Tenants in Bldg 3000

- Back To Health Chiropractic
- Food Depot Bar and Grill
- Signature Signs & Graphics Studio
- Talking Heads Salon
- Innovative Sports
- ABACI Consulting

About Grimes

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



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