

1915 SE 41<sup>ST</sup> STREET  
GRIMES, IOWA 50111

FOR  
LEASE

FENCED  
YARD

AVAILABLE MAY 2026  
WAREHOUSE / OFFICE - FENCED YARD

## PROPERTY DETAILS

- 10,500 SF Warehouse Building For Lease (Includes Office, Warehouse, Shop and Outside Storage)
- Lease Rate: \$12.90 PSF NNN
- Est. Operating Expenses: \$5.16 PSF
- Available May 2026
- Built in 2000 / New Office Space in 2019
- 1.0 Acre Lot
- 4,655 SF of Office Space
  - 10 Private Office
  - Large Conference Room
  - Break Room
  - Work Room
  - Storage Room
  - Men's and Woman's Restroom
- 14' Clear Height in Warehouse & Shop
- 2 Drive-In Doors
- Fenced Yard (Outside Storage Permitted)
- Located Just North of the Urban Loop & Interstates 80/35 and East of Hwy 141
- Zoned M-1A

BUY

SELL

LEASE

DEVELOP

MANAGE


CONSULT

CONTACT:



**CDM**<sup>®</sup>  
REAL ESTATE  
SERVICES

ROB MYERS  
Broker | Partner

 515.418.0086

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Licensed in the State of Iowa

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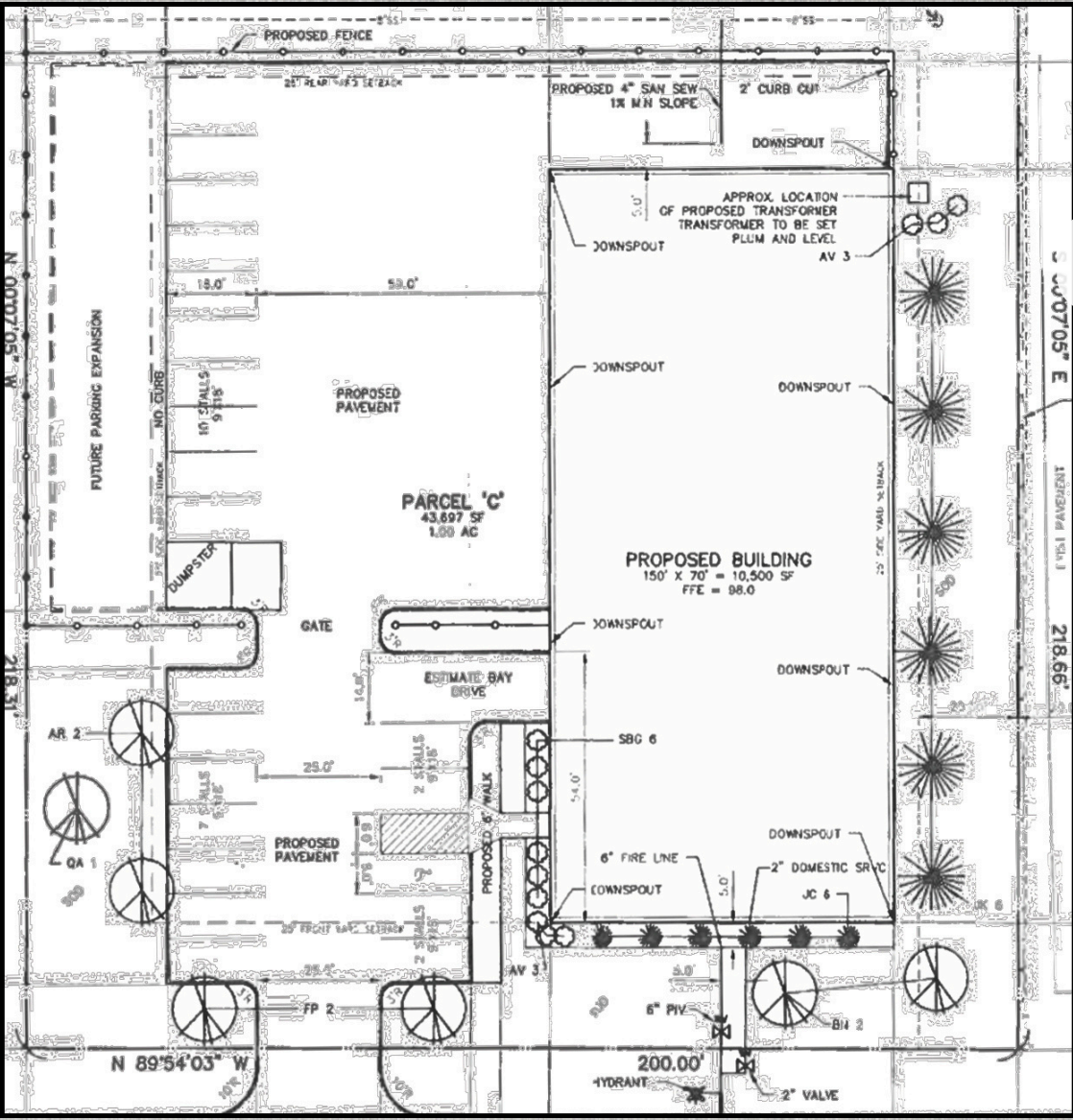


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SITE PLAN



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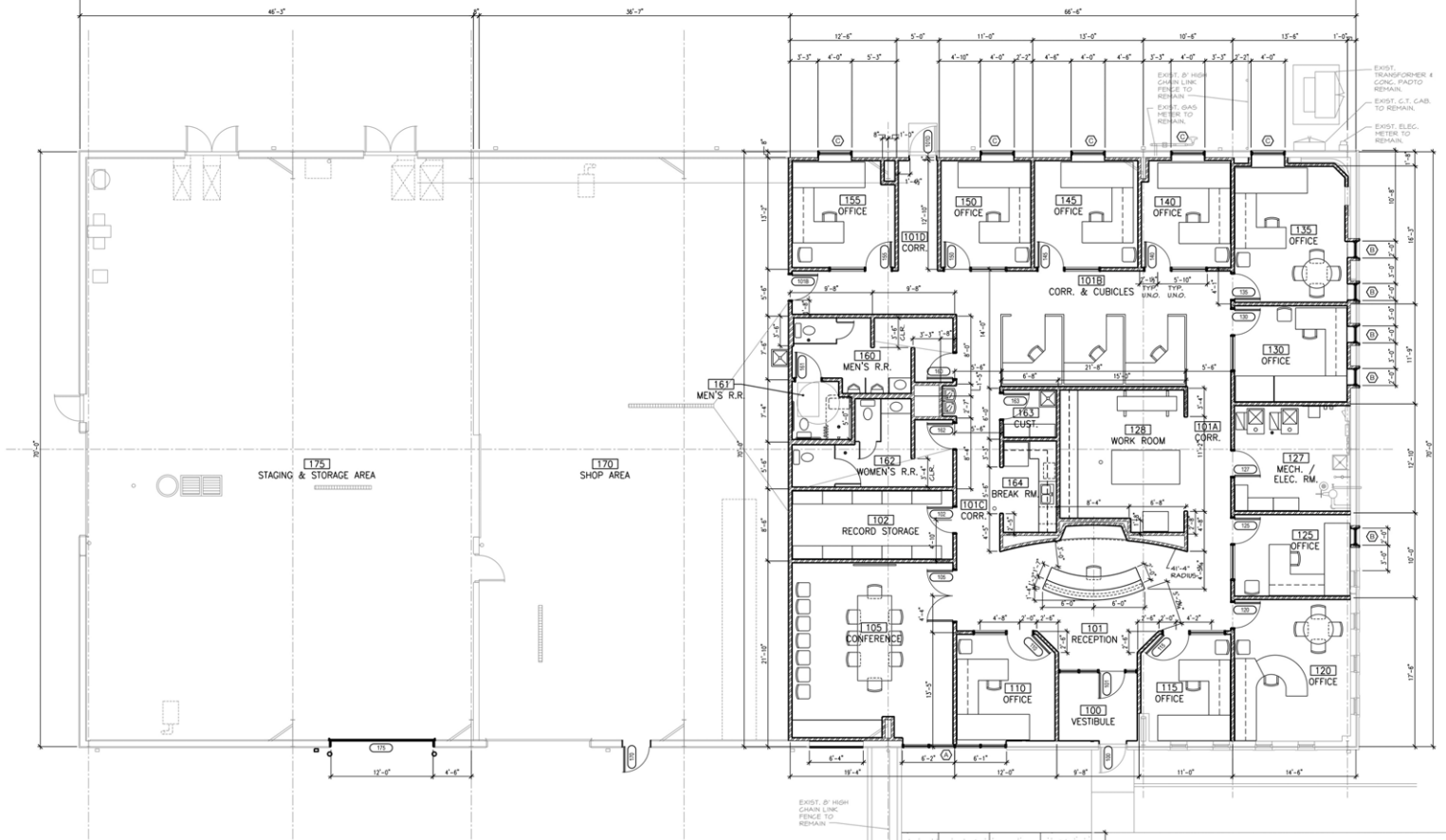
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SITE PLAN

1 PROPOSED FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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