

Fully Leased Industrial Investment

139,200 SF Distribution/Warehouse/Truck Terminal

619 & 715 E St S, Grinnell, IA 50112



Accelerating success.



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The Offering

Colliers is pleased to exclusively offer for sale 619 and 715 East Street, a 120,000 square foot distribution facility and 19,200 SF cross-dock trucking facility located in Grinnell, Iowa and 100% leased to Data Center Storage Partners LLC on a three-year lease. The offering presents investors with stable cash flow backed by a rapidly expanding tenant who services the data center industry.

Highlights:

- Meaningful year-one yield at 8.5% Cap Rate
- Annual Increases of 2.5%
- Below \$60/SF basis
- Tenant is built for the rapidly expanding data center market
- Recent capital improvements to be completed, by Seller, include a new extra large drive-in door with a concrete ramp
- Three years of lease term



Investment Overview & Lease Summary

Lease Structure

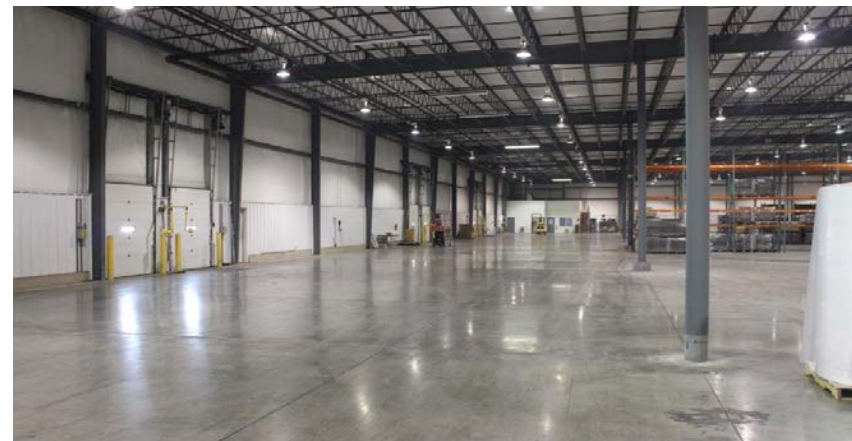
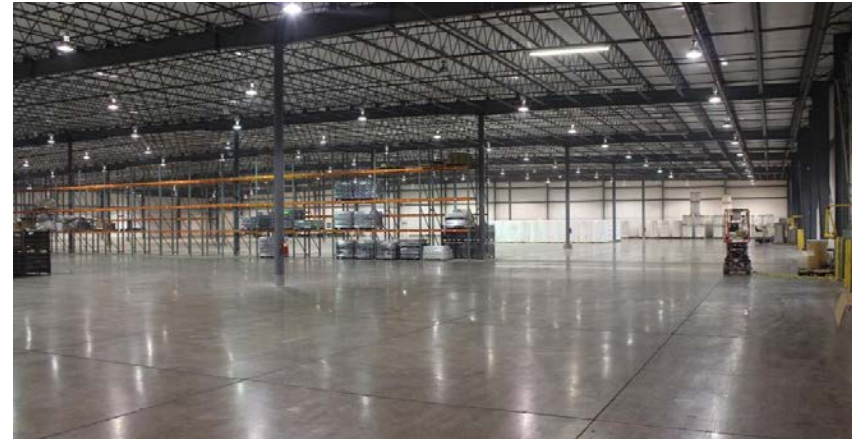
Tenant	Data Center Storage & Logistics
Structure	NNN
Current SF	139,200
Lease Term	3 Years
Lease Rate	\$5.00/SF NNN

NOI	\$696,000
Annual Escalations	2.5%
Renewal Options	2, 3-Year Options at continuation of the current rent schedule
CAP Rate	8.5%
Asking Price	\$8,188,000 (\$58.82/SF)



Property Details

Address:	715 E St S, Grinnell, IA 50112
PID:	3294400 & 3294100
Building SF:	120,000 SF • 119,520 SF - Warehouse • 480 SF - Office
Lot Size:	8.04 acres
Year Built:	1999
Loading:	8 dock doors, 1 drive-in
Lighting:	LED
Clear Height:	22' - 25'
Columns:	50' x 50'
Construction:	Metal panel
Sprinklers:	Fully sprinklered
Rail:	Union Pacific Railroad line located nearby



Property Details

Address: 619 E St S, Grinnell, IA 50112

PID: 180-3593300 & 3294300

Building SF: 19,200 SF

Lot Size: 6.06 acres

Year Built: 1988

Loading: 39 dock doors, 1 drive-in

Clear Height: 18'

Construction: Metal Panel



Tenant Profile



Data Center Storage & Logistics (DCSL) is a specialized provider of storage, warehousing, and logistics solutions that supports the rapidly growing digital infrastructure sector. The company serves as a critical link between technology manufacturers and data center operators, ensuring that high-value servers, networking equipment, and infrastructure components are stored securely and delivered precisely when and where they are needed.

Their strategic network of facilities ensures that critical hardware is staged, stored, and deployed with reduced final-mile cost and transit risks.

With a focus on security, climate-controlled environments, and precision handling, DCSL helps organizations streamline complex data center deployments and technology rollouts keeping projects on schedule.

[VIEW WEBSITE](#)

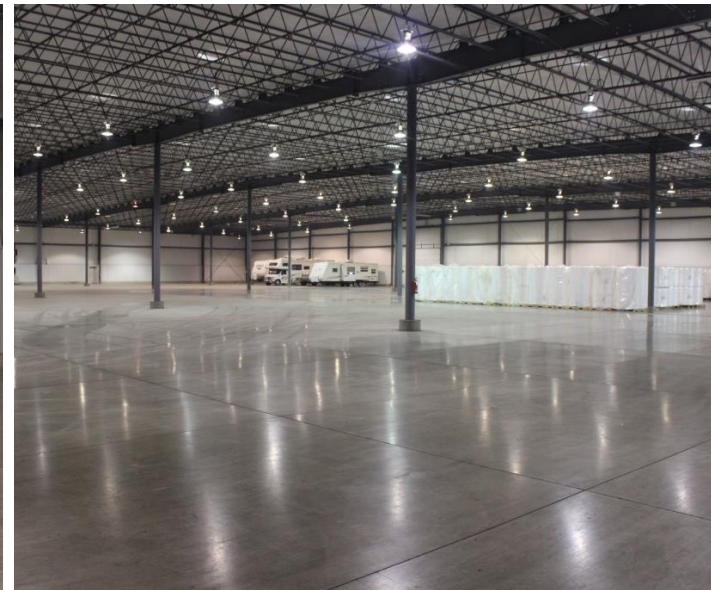


Property Photos

619 E St South

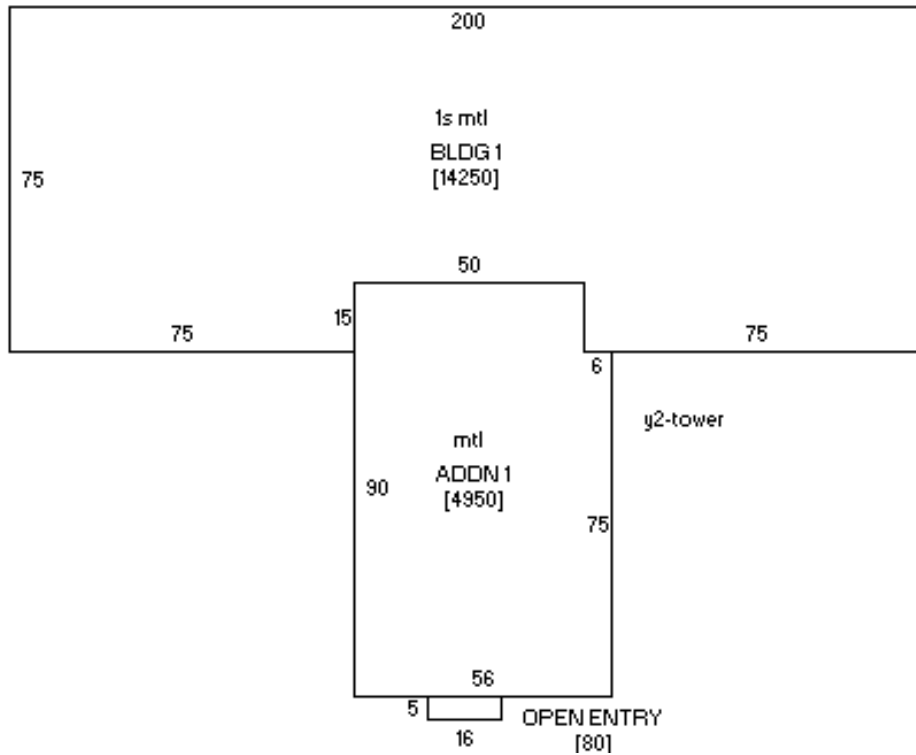


715 E St South

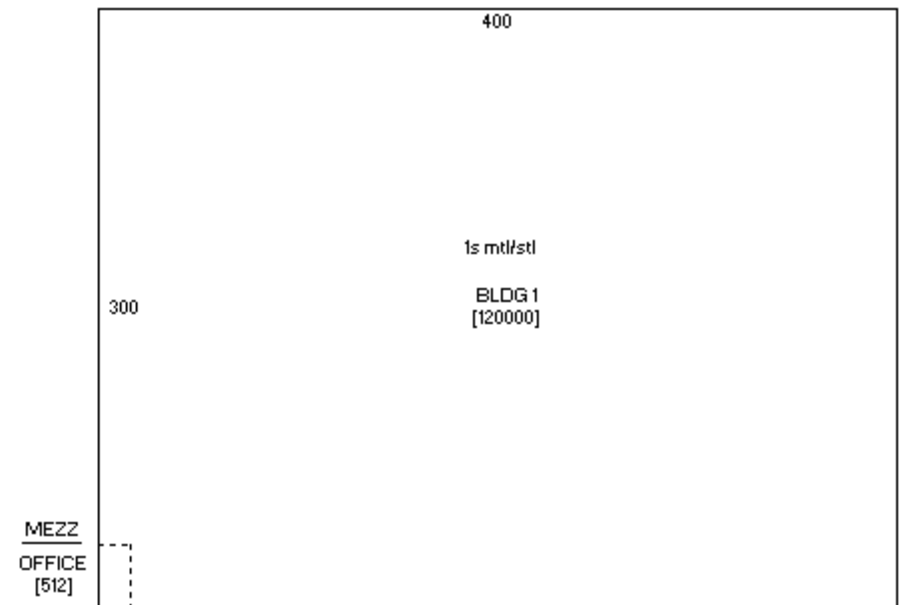


Floor Plans

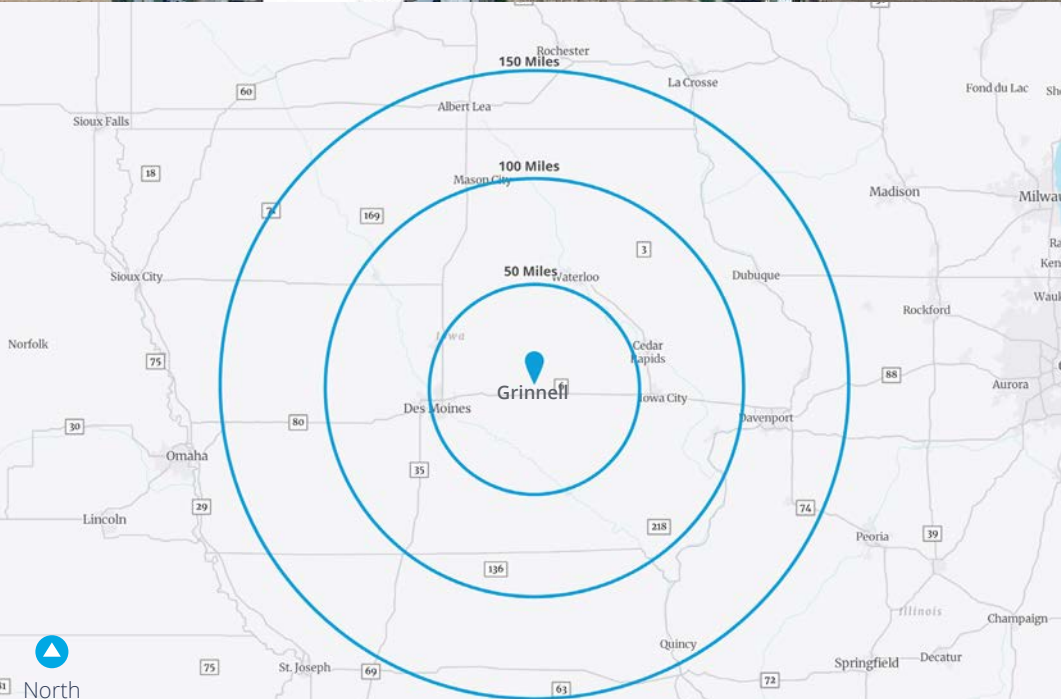
619 E St South



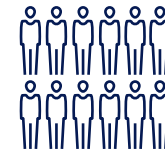
715 E St South



Location Overview



Poweshiek County



Current
Population

18,467



Current Average
Household Income

\$97,079



Current Daytime
Work Population

10,354



Households

7,552



Businesses

992

Web Links

[Poweshiek County](#)
[Grinnell, IA](#)



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