

# FOR LEASE

3405 SE CROSSROADS DR  
GRIMES, IA



## PROPERTY INFORMATION

**PROPERTY:**  
3405 SE CROSSROADS DR  
GRIMES, IA

**AVAILABLE SPACE:**  
8,400 SF

**LEASE RATE:**  
\$8.50/PSF NNN  
\$3.50/PSF CAMIT

**ZONING:**  
M-1A : COMMERCIAL AND  
LIMITED LIGHT INDUSTRIAL



## PROPERTY HIGHLIGHTS

- FOUR 14' DRIVE-IN OVERHEAD DOORS
- IMMEDIATELY AVAILABLE
- THREE DRIVE-UP DOCK DOORS
- CONVENIENT INTERSTATE ACCESS
- CLEAR HEIGHT: 20 FOOT
- AMPLE PARKING
- 2,160 SF MEZZANINE OFFICE BUILD OUT

**ROB MYERS**  
515.418.0086  
**DILLON TEMPLE**  
515.669.1238  
**RICO STARLING**  
515.360.7777



🌐 [WWW.ANGLEREALTY.COM](http://WWW.ANGLEREALTY.COM)

✉ [INFO@ANGLEREALTY.COM](mailto:INFO@ANGLEREALTY.COM)

📍 3835 100TH ST.  
URBANDALE, IA 50322

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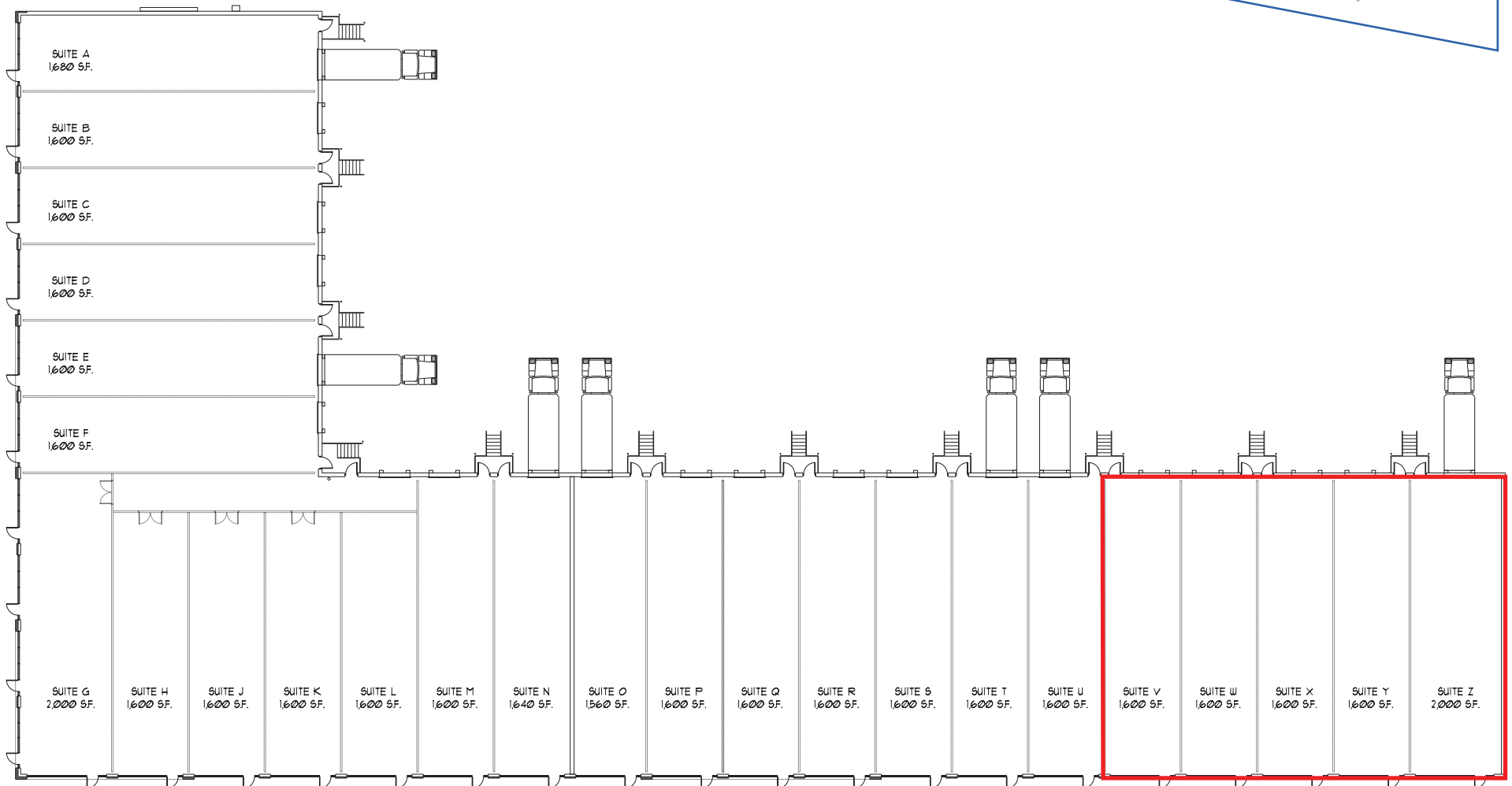
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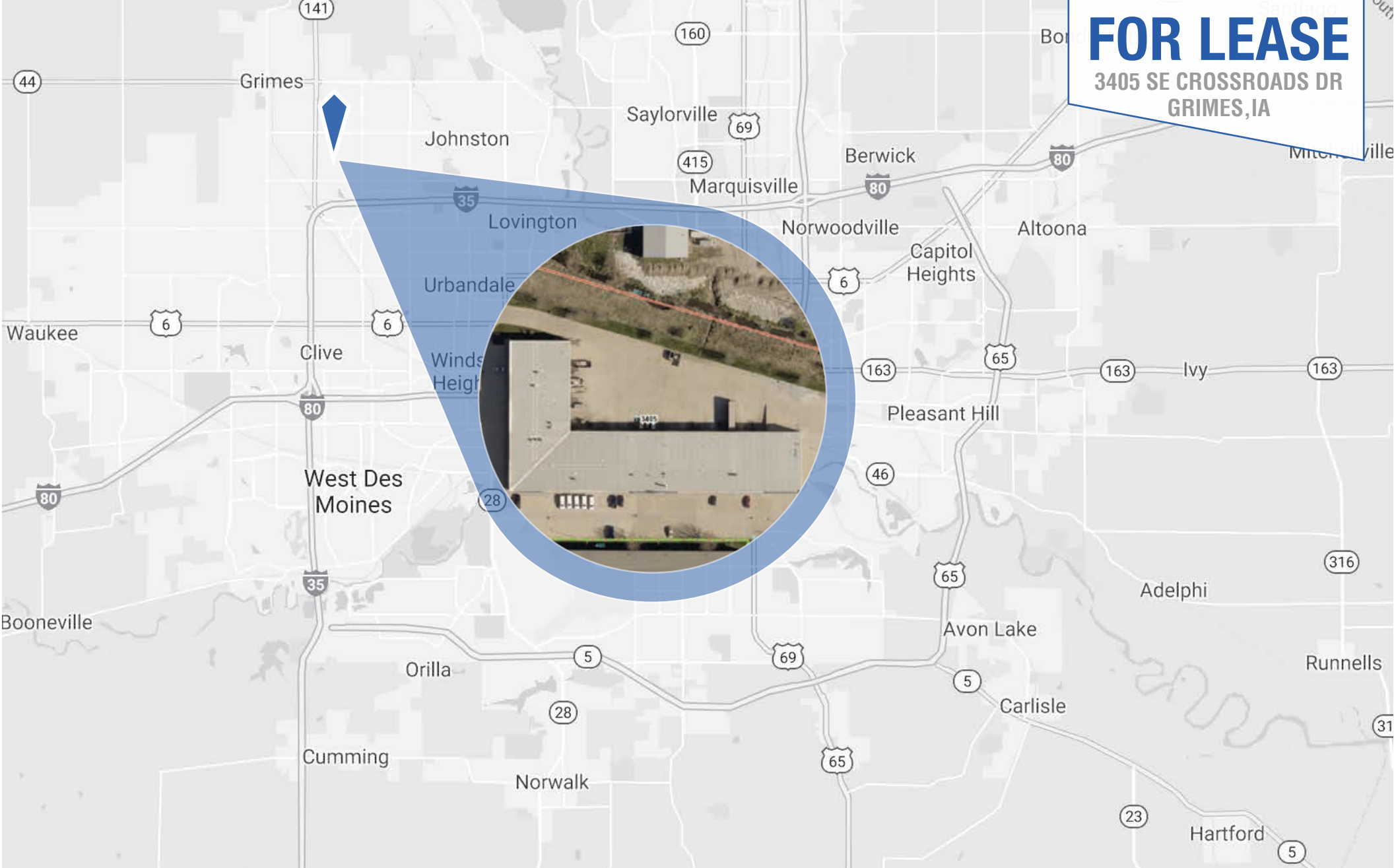
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