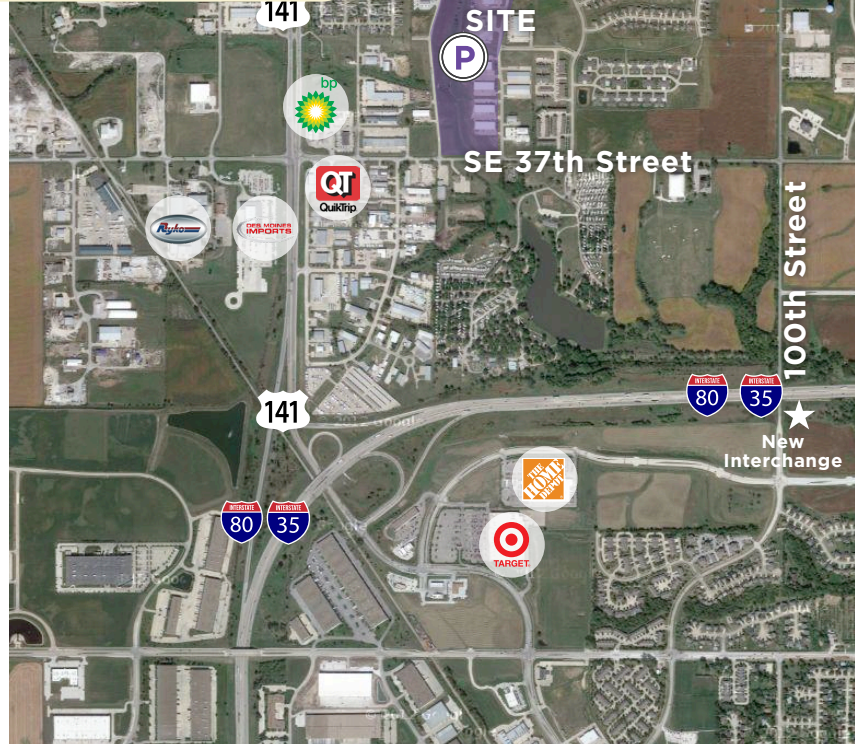
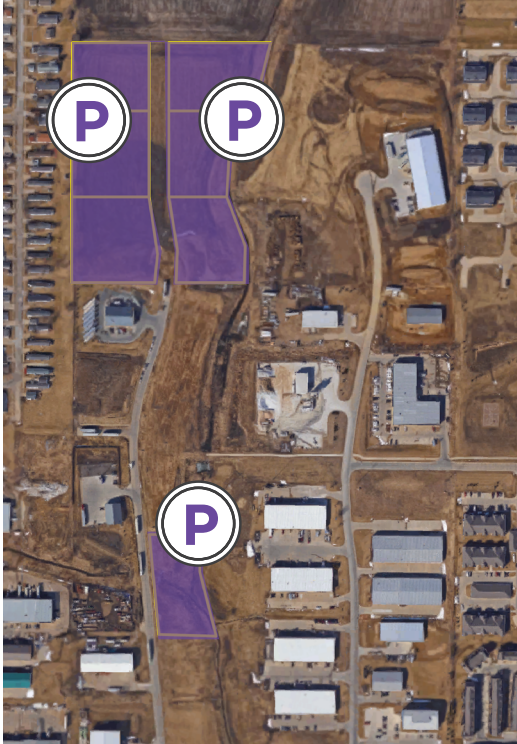


INDUSTRIAL LOTS CROSROADS BUSINESS PARK

FOR SALE

» Miehe Drive & SE 37th Street, Grimes, Iowa



PROPERTY INFORMATION

- Price: \$3.30/SF - \$3.90/SF
- Available: 1.09 up to 1.83 acre lots
- Zoning: M-2 Light Industrial District
- Outside storage available
- Prime location with access to I-35/80
- Located in rapidly growing community

2010 DEMOGRAPHICS

- (5-mile radius)
- Population 104,932
 - Total Households 42,216
 - Average HH Income \$88,061

TRAFFIC COUNT

- Hwy 141 57,200 vpd

ADDITIONAL INFORMATION:

Josiah Burton // mobile: 515.720.6293 // email: josiah@premier-midwest.com

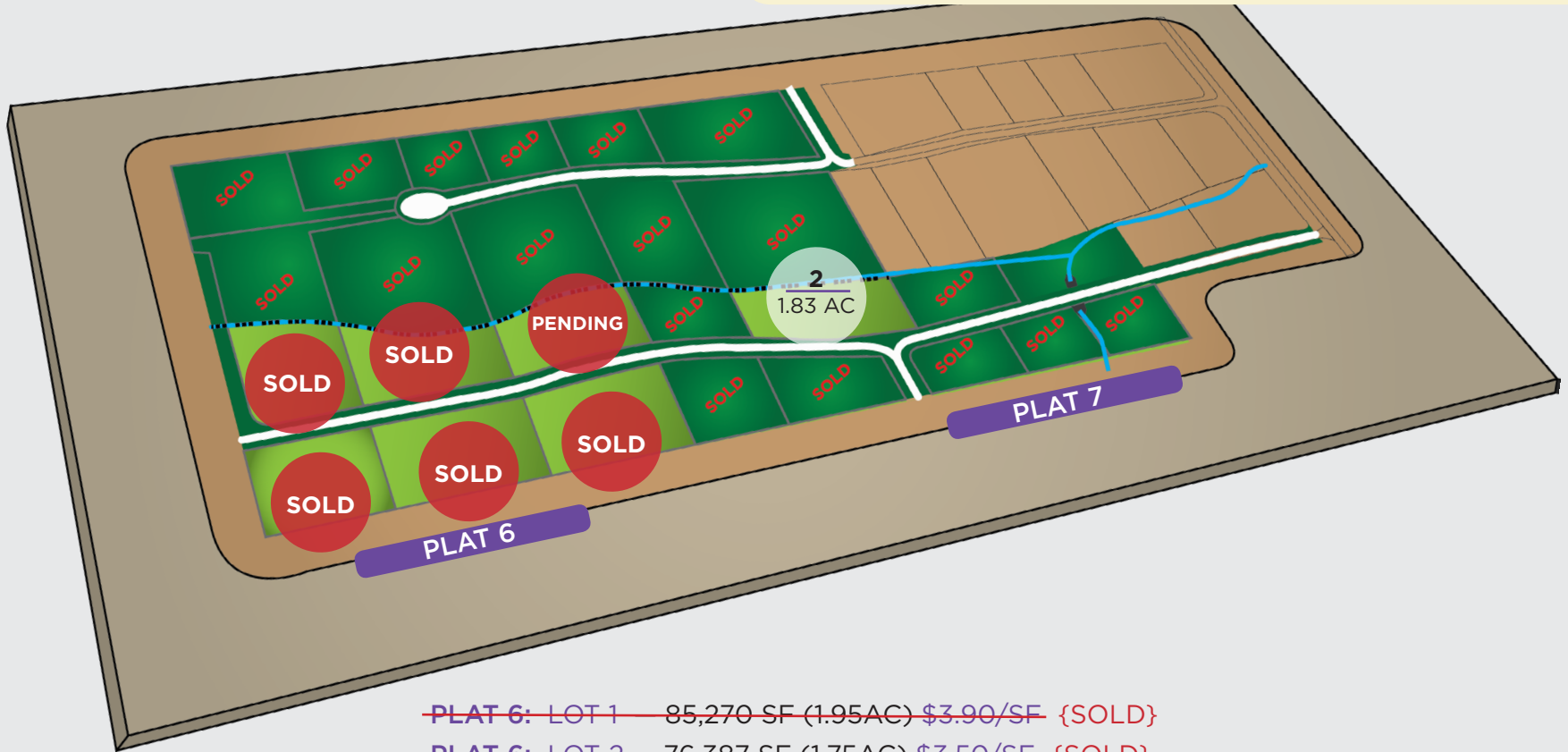
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» Miehle Drive & SE 37th Street, Grimes, Iowa



- ~~PLAT 6: LOT 1 – 85,270 SF (1.95AC) \$3.90/SF {SOLD}~~
- ~~PLAT 6: LOT 2 – 76,387 SF (1.75AC) \$3.50/SF {SOLD}~~
- ~~PLAT 6: LOT 3 – 59,387 SF (1.09AC) \$3.50/SF {SOLD}~~
- ~~PLAT 6: LOT 4 – 53,973 SF + OUTLOT X – 25,436 SF (1.82AC) {SOLD}~~
- ~~PLAT 6: LOT 5 – 42,937 SF + OUTLOT Y – 27,980 SF (1.62AC) {SOLD}~~
- ~~PLAT 6: LOT 6 – 31,949 SF + OUTLOT Z – 36,616 SF (1.57AC) \$3.50/SF {PENDING}~~

- PLAT 7: LOT 2 – 79,671 SF (1.83AC) \$3.30/SF

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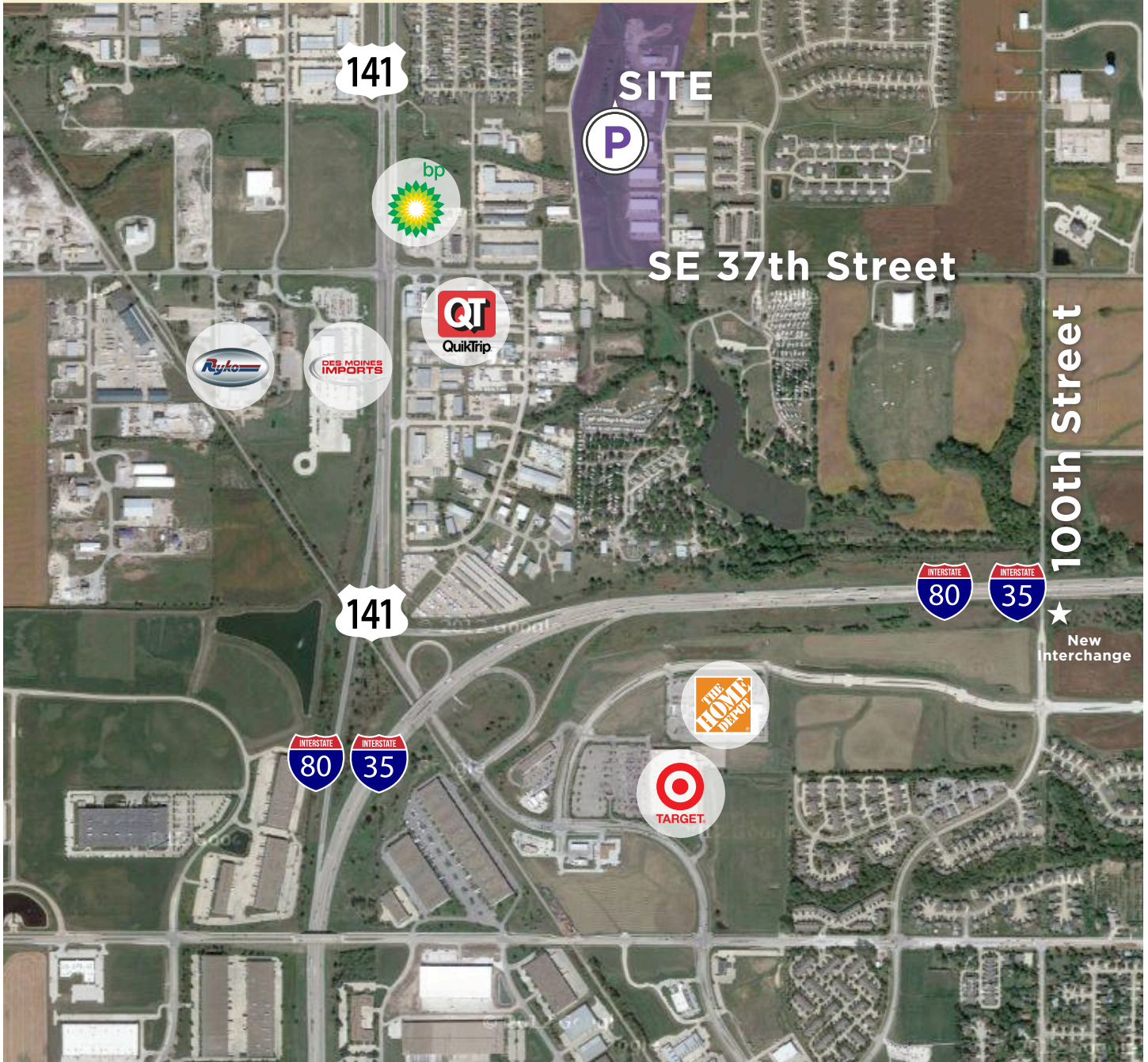
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