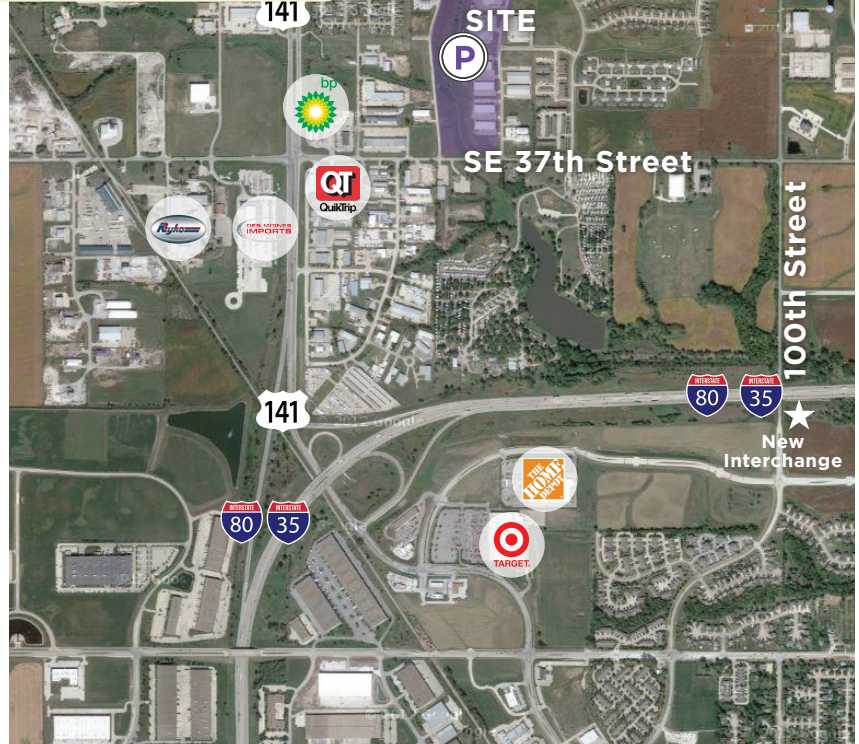
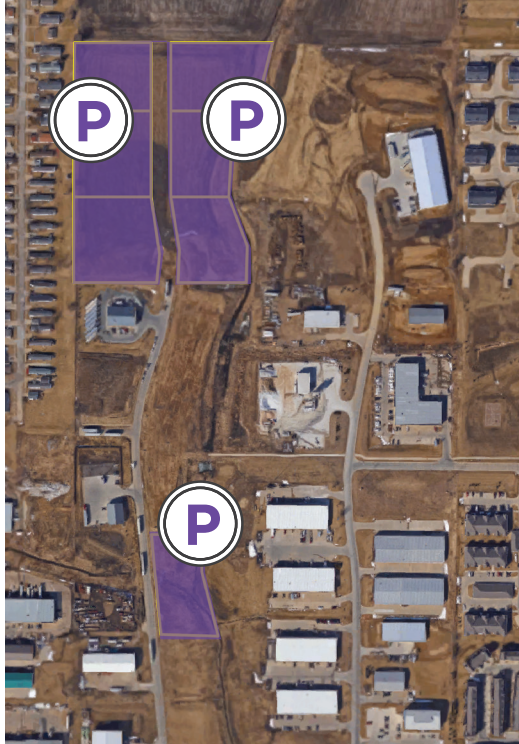


INDUSTRIAL LOTS CROSROADS BUSINESS PARK

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

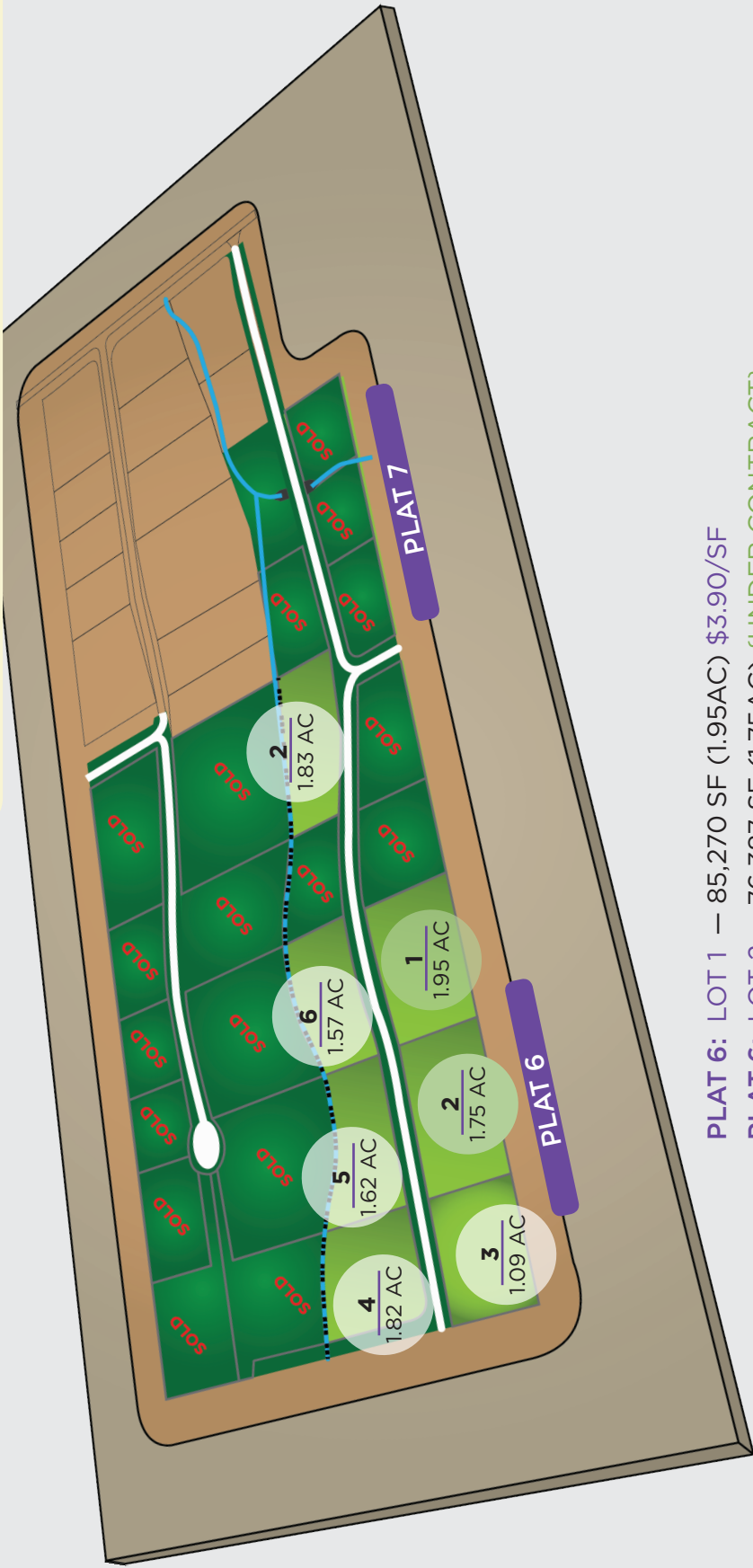
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» Miehe Drive & SE 37th Street, Grimes, Iowa



PLAT 6: LOT 1 — 85,270 SF (1.95AC) \$3.90/SF

PLAT 6: LOT 2 — 76,387 SF (1.75AC) {UNDER CONTRACT}

PLAT 6: LOT 3 — 59,387 SF (1.09AC) \$3.50/SF

PLAT 6: LOT 4 — 53,973 SF + OUTLOT X - 25,436 SF (1.82AC) {UNDER CONTRACT}

PLAT 6: LOT 5 — 42,937 SF + OUTLOT Y - 27,980 SF (1.62AC) {UNDER CONTRACT}

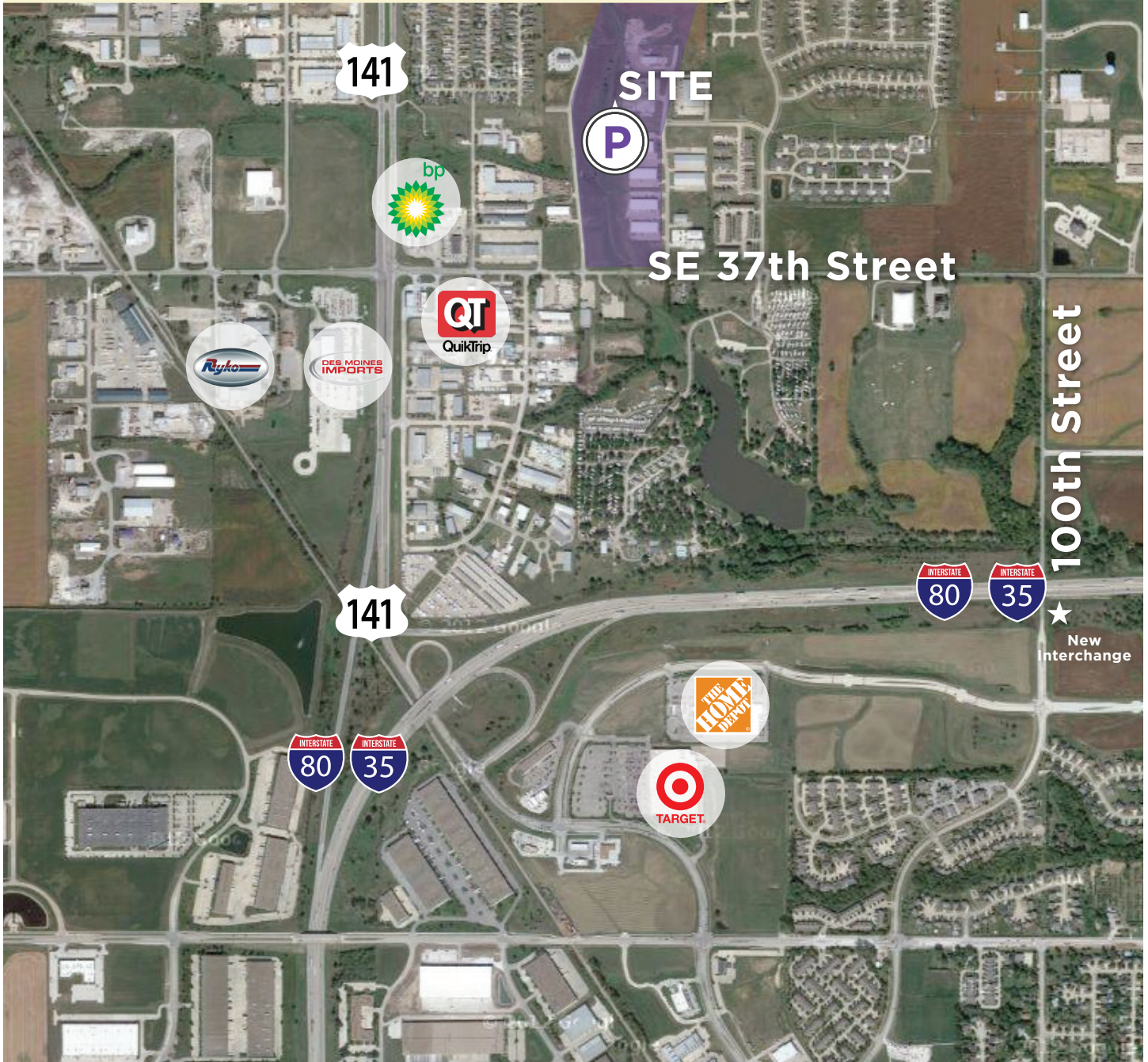
PLAT 6: LOT 6 — 31,949 SF + OUTLOT Z - 36,616 SF (1.57AC) \$3.50/SF

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

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