

# LEGACY PARK

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**Prime flex / R&D / Distribution Development**  
**Grimes, Iowa**

**NOW PRE-LEASING**  
**5 New Buildings planned**  
**and approved.**



## **Flex, R&D, and Distribution with access.**

Legacy Park is our latest 80 acre flex and industrial park located just 1.3 miles north of I-80/35 on Iowa State highway 141 in Grimes Iowa. Legacy Park will total over 1,000,000'sf. and include over 8 buildings sized from 10,000' sf to 300,000' sf, once fully developed.

Various sizes available from 5,625' to 135,000'. Second page shows the next 5 planned and approved buildings within Legacy Park.

• Lot 4, Legacy Park

- Build to Suit for Daimler Trucks North America.
- 245,000'
- Commissioned 2018

• Lot 3, Legacy Park

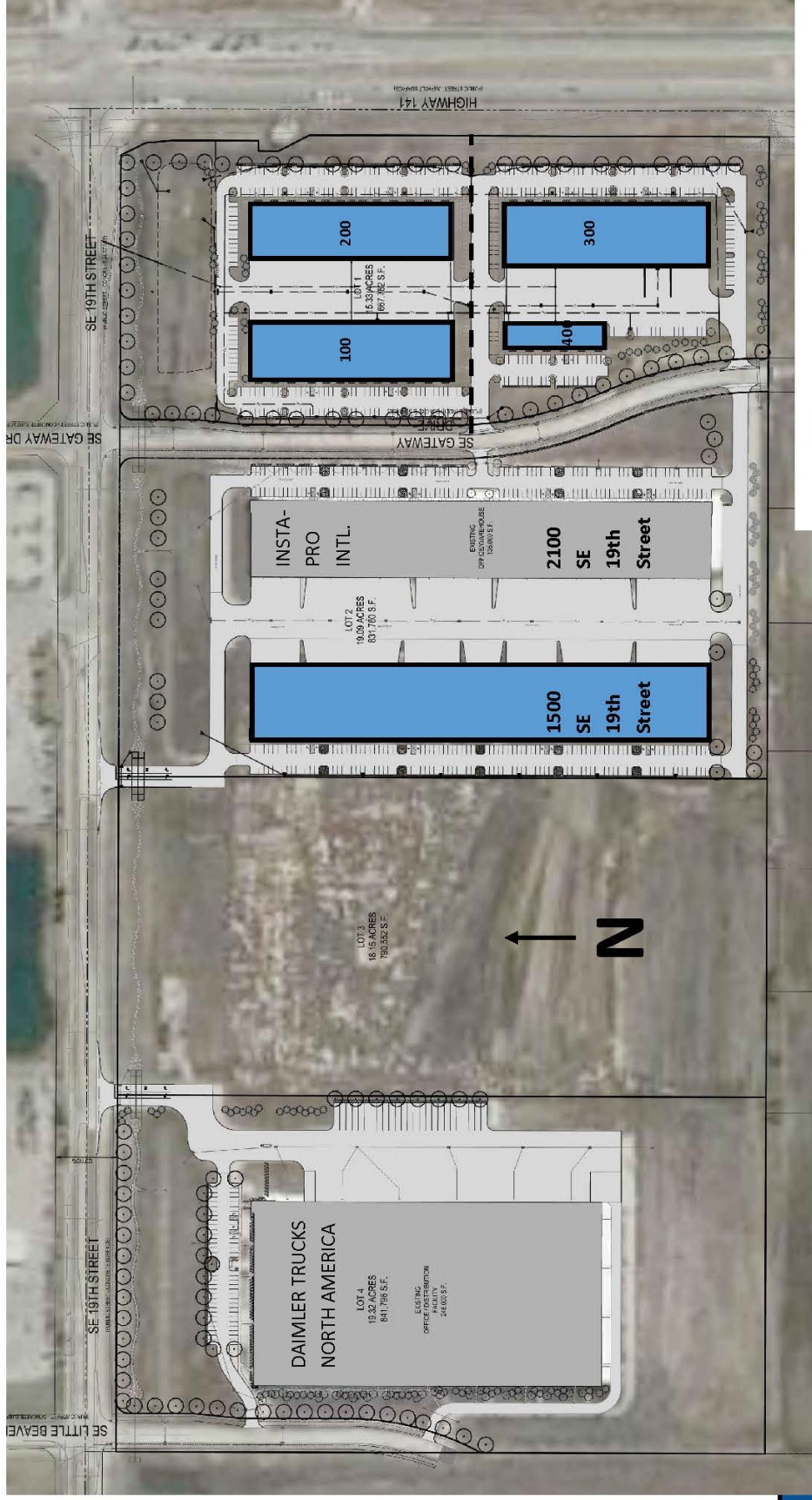
- Build to Suit Opportunity
- Up to 350,000' Building
- 18.15 Acres

• Lot 2, Legacy Park

- 2 buildings 135,000' each
- 2100 SE 19th Fully Leased
- 1500 SE 19th Now Pre Leasing
- Bays from 7,500'

• Lot 1, Legacy Park

- 2105 SE Gateway Dr. Now Pre Leasing
- 4 Buildings 100—400
- 10,000' - 50,000' Bays from 5,625'
- Phase 1, South 1/2. Phase 2 North 1/2.



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