



PROPERTY OVERVIEW

The KatalYST Team by KW Commercial is pleased to market exclusively for sale **2020 SE 44th Court in Grimes, Iowa**, this industrial asset delivers a compelling owner-user or investor opportunity.

The site features three wood-frame structures set on a concrete slab with metal siding and roofing, offering clear heights ranging from 12 to 18 feet — ideal for warehouse, light manufacturing or logistics uses.

Whether you're purchasing to occupy or leasing at market rates, this property combines durable construction, flexible layout and a solid core asset in a growth market

FOR SALE

Offering Summary

Address	2020 SE 44TH CT.
City, State, Zip	GRIMES, IA 50111
Price	\$795,000
Price / SF	\$87.34
Building SF	9,102
Lot Size	0.99 Acres
Power	200 Amp Electrical
Type	Industrial
Year Built	1991

JARED HUSMANN

PRESIDENT, THE KATALYST TEAM
License: B63372000



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4001 Westown Parkway,
West Des Moines, IA 50266

www.katalystteam.com

PROPERTY PHOTOS



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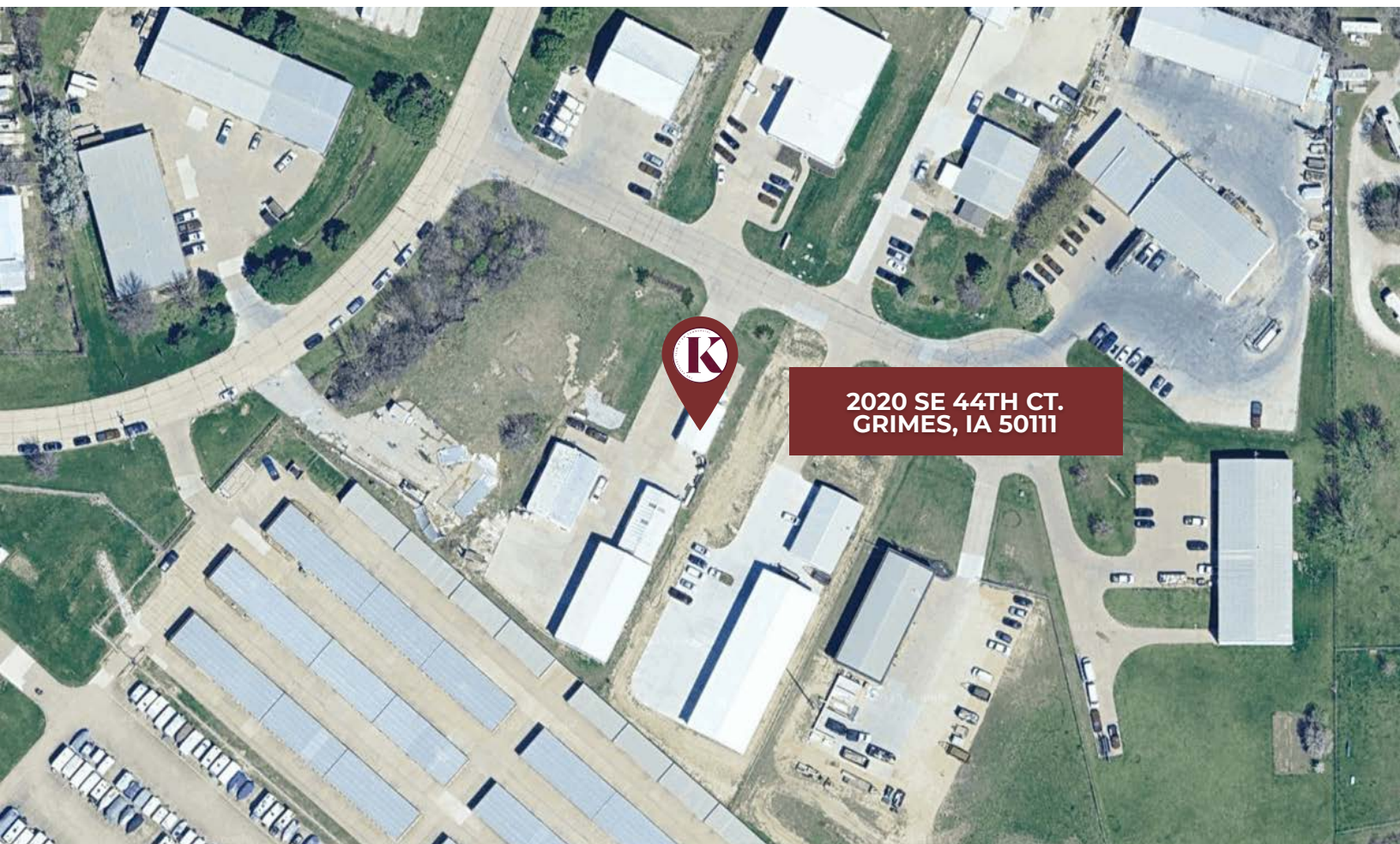


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LOCATION MAP



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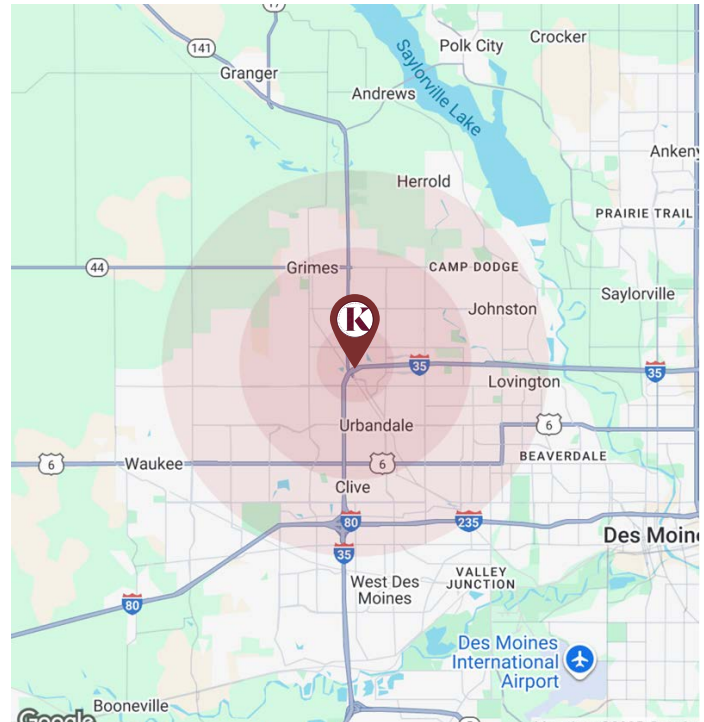
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Male	1,020	23,148	72,437
Female	1,064	24,242	74,676
Total Population	2,084	47,390	147,113
Age			
Ages 0-14	361	9,458	30,018
Ages 15-24	214	5,767	17,327
Ages 25-54	858	19,080	60,901
Ages 55-64	258	5,650	16,765
Ages 65+	392	7,434	22,106
Race			
White	1,673	38,386	115,969
Black	85	2,625	8,724
Am In/AK Nat	3	43	147
Hawaiian	1	14	29
Hispanic	206	2,834	10,210
Asian	68	2,483	8,724
Multi-Racial	46	990	3,236
Other	1	14	74
Income			
Median	\$92,371	\$115,102	\$101,255
< \$15,000	18	581	2,207
\$15,000-\$24,999	25	482	2,123
\$25,000-\$34,999	33	895	3,161
\$35,000-\$49,999	130	1,541	5,218
\$50,000-\$74,999	165	2,532	8,833
\$75,000-\$99,999	182	2,401	7,830
\$100,000-\$149,999	266	3,763	11,701
\$150,000-\$199,999	34	2,715	7,748
> \$200,000	143	3,912	10,478
Housing			
Total Units	1,071	20,082	63,558
Occupied	998	18,824	59,298
Owner Occupied	786	13,850	41,418
Renter Occupied	212	4,974	17,880
Vacant	73	1,258	4,261



**TO LEARN MORE ON
THIS PROPERTY**

SCAN THE QR CODE



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