

INDUSTRIAL

2020 SE 44TH CT.
GRIMES, IA

FOR SALE

JARED HUSMANN

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THE KatalYST
TEAM by **KW**
COMMERCIAL

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THE KatalYST
TEAM by 



EXECUTIVE SUMMARY

2020 SOUTHEAST 44TH COURT, GRIMES, IA 50111

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.



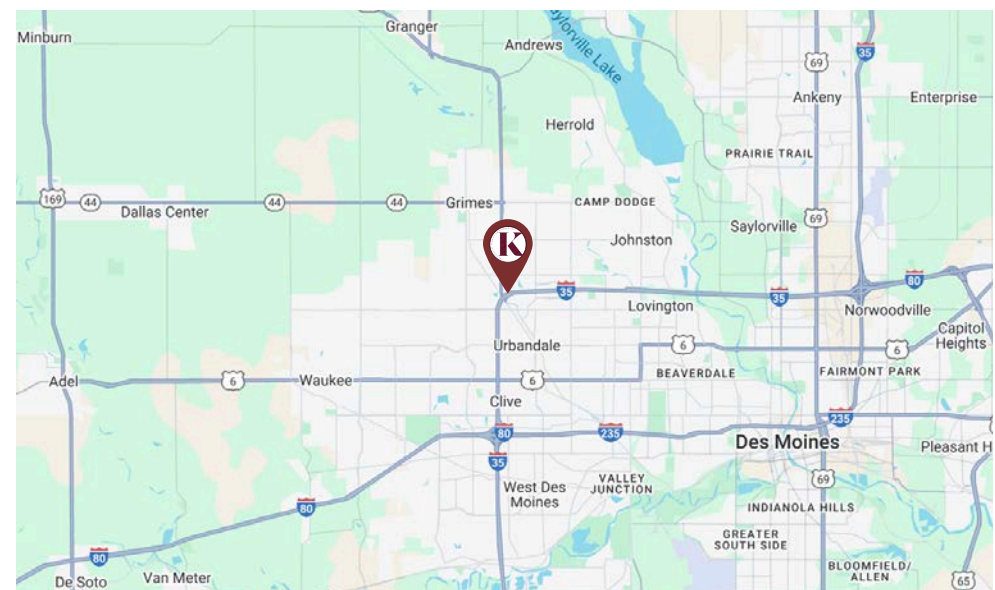
PROPERTY SUMMARY

LOCATION OVERVIEW

Grimes, Iowa offers a standout industrial-commercial location just northwest of Des Moines, Iowa—within the metro's orbit yet positioned for growth and access. Situated near major corridor connections including Interstate 35 and Interstate 80, the city provides efficient regional logistics and commute advantages. Recognized as one of the fastest-growing communities in the metro, Grimes has seen dramatic population increases and proactive investment in infrastructure and development.

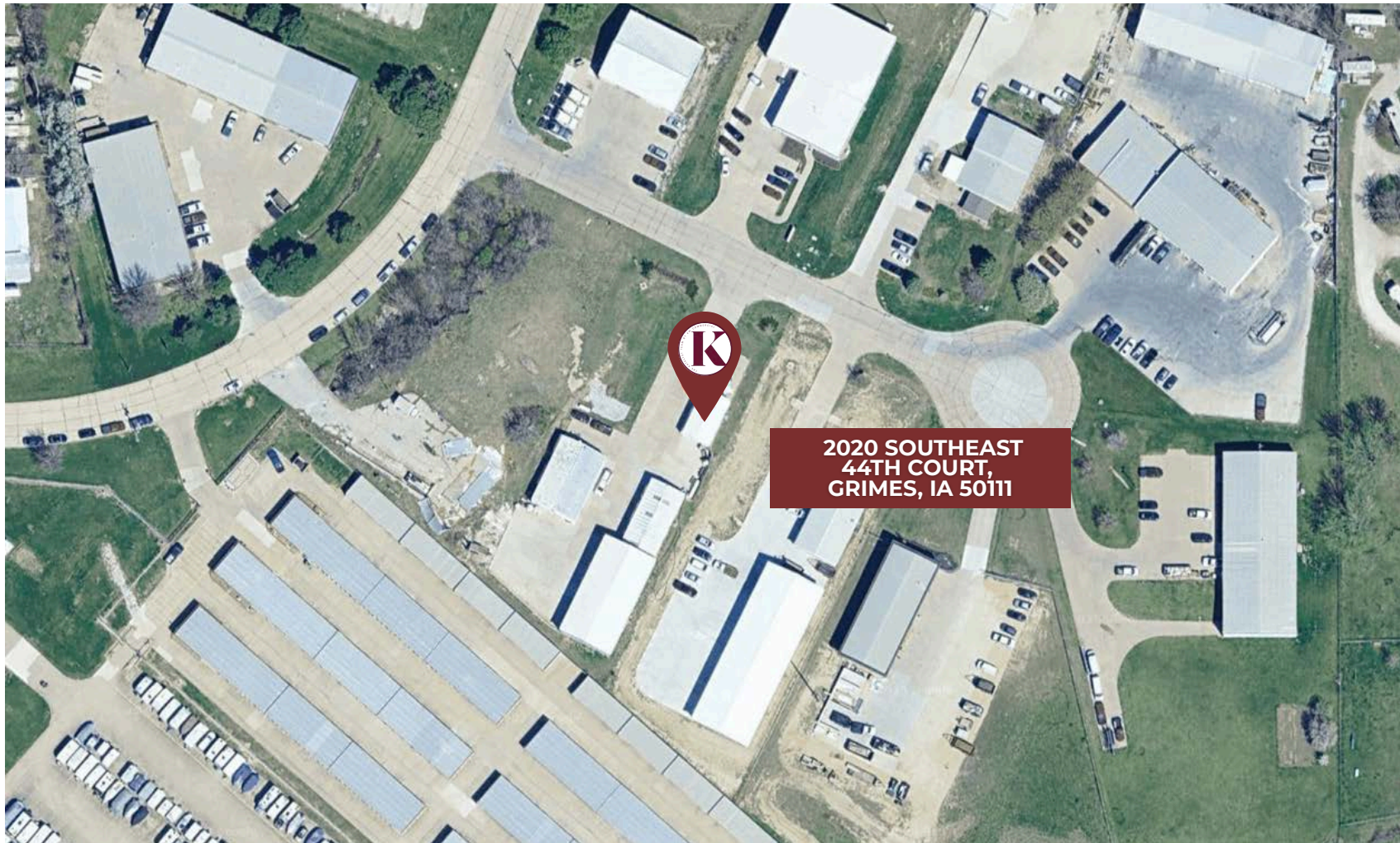


Investment Summary	
Address	2020 Southeast 44th Court
City, State, Zip Code	Grimes, IA 50111
Price	\$795,000
Price / SF	\$87.34
Building SF	9,102
Lot Size	0.99 Acres
Type	Industrial
Power	200 Amp Electrical
Year Built	1991



LOCATION INFORMATION

Property Type	Industrial
Address	2020 Southeast 44th Court
City, State, Zip Code	Grimes, IA 50111





PROPERTY PHOTOS

2020 SOUTHEAST 44TH COURT, GRIMES, IA 50111









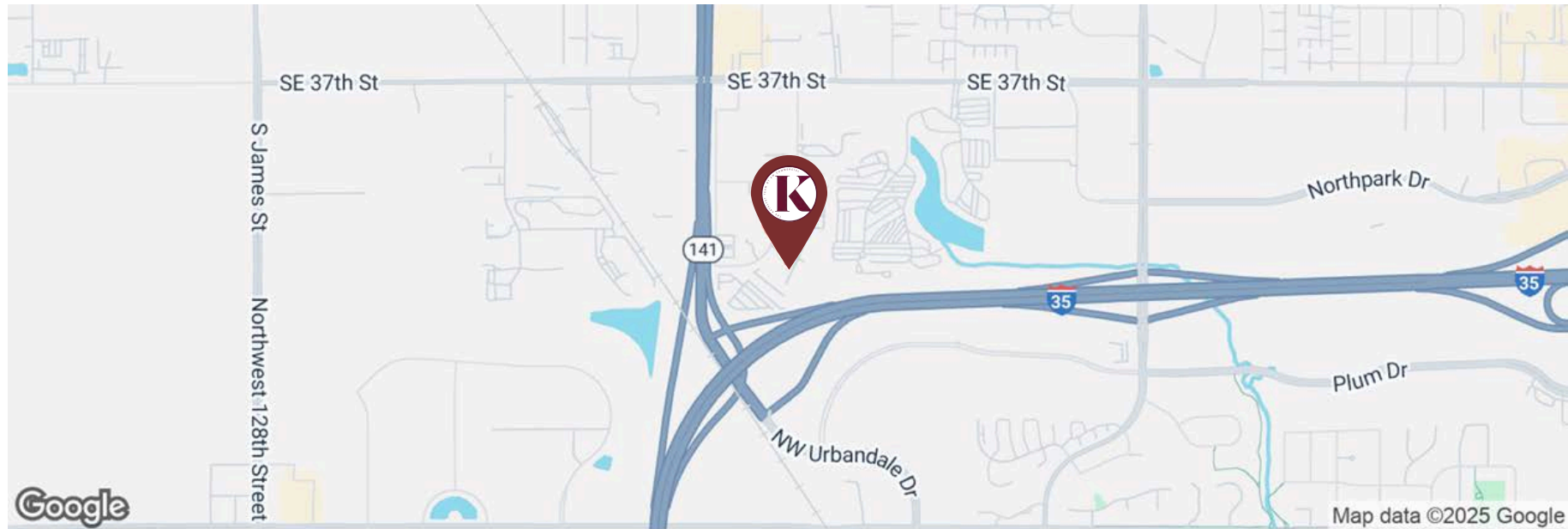




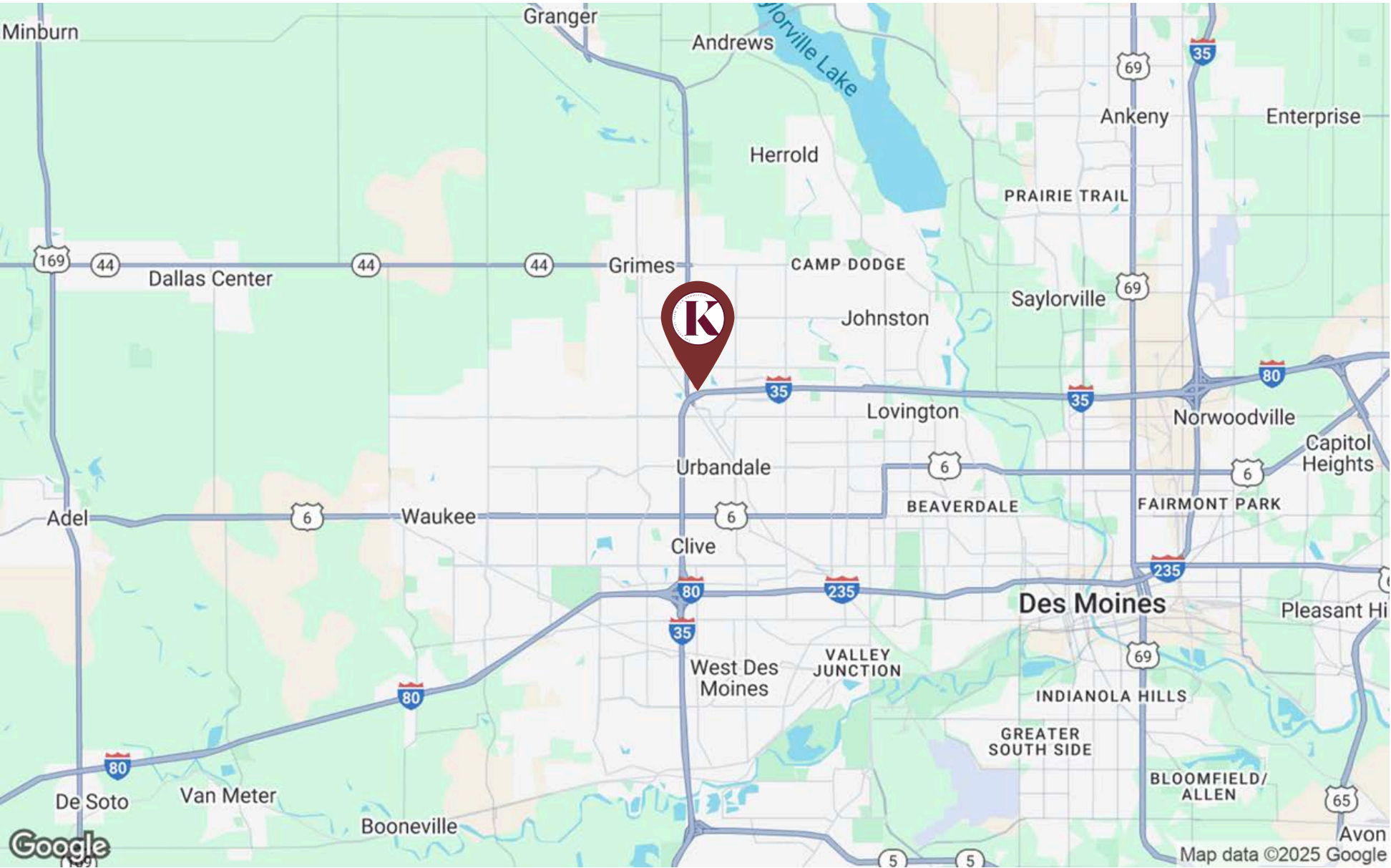
LOCATION MAPS

2020 SOUTHEAST 44TH COURT, GRIMES, IA 50111

LOCATION MAPS



REGIONAL MAP





AERIAL PHOTO

2020 SOUTHEAST 44TH COURT, GRIMES, IA 50111



2020 SOUTHEAST
44TH COURT,
GRIMES, IA 50111

2020 SOUTHEAST 44TH COURT, GRIMES, IA 50111



SALE COMPARABLES

2020 SOUTHEAST 44TH COURT, GRIMES, IA 50111

SALE COMPARABLES





SALE COMPARABLES

S



Sale Price	\$795,000
Spaces	3
Rentable SF	9,102
Price/SF	\$87.34
Acres	0.99
Year Built	1991

1



2300 Southeast 37th Street, Grimes, IA 50111

Sale Price	\$1,135,000
Spaces	1
Rentable SF	13,376
Price/SF	\$84.85
Acres	1.24
Year Built	1992
Sale Date	1/16/2025



SALE COMPARABLES

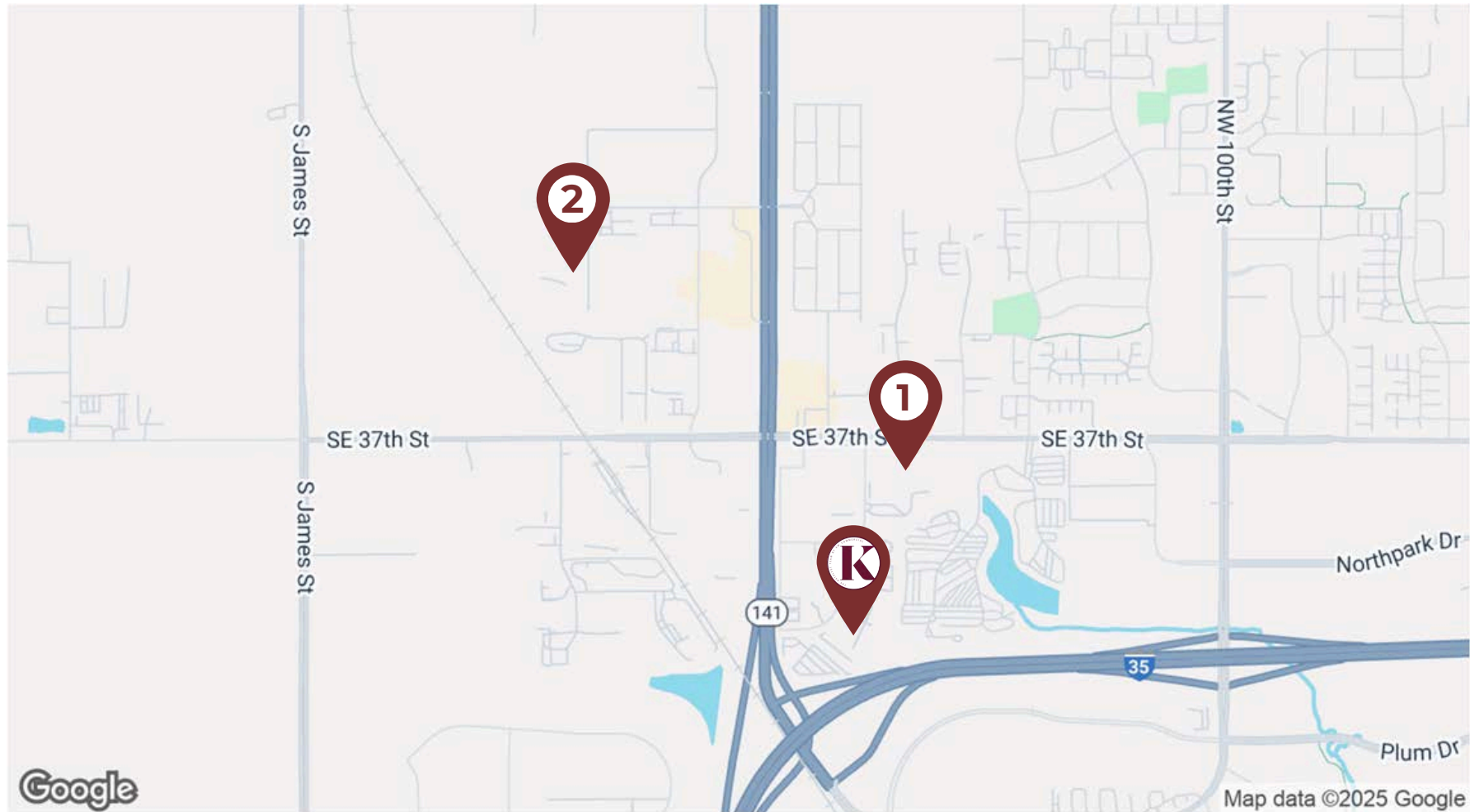
2



3000 Southeast Enterprise Drive, Grimes, IA 50111

Sale Price	\$2,151,000
Spaces	4
Rentable SF	20,000
Price/SF	\$107.55
Acres	2.41
Year Built	1995
Sale Date	1/27/2025

SALE COMPARABLES



S 2020 Southeast 44th Court
Grimes, IA, 50111
\$795,000

1 2300 Southeast 37th Street
Grimes, IA, 50111
\$1,135,000

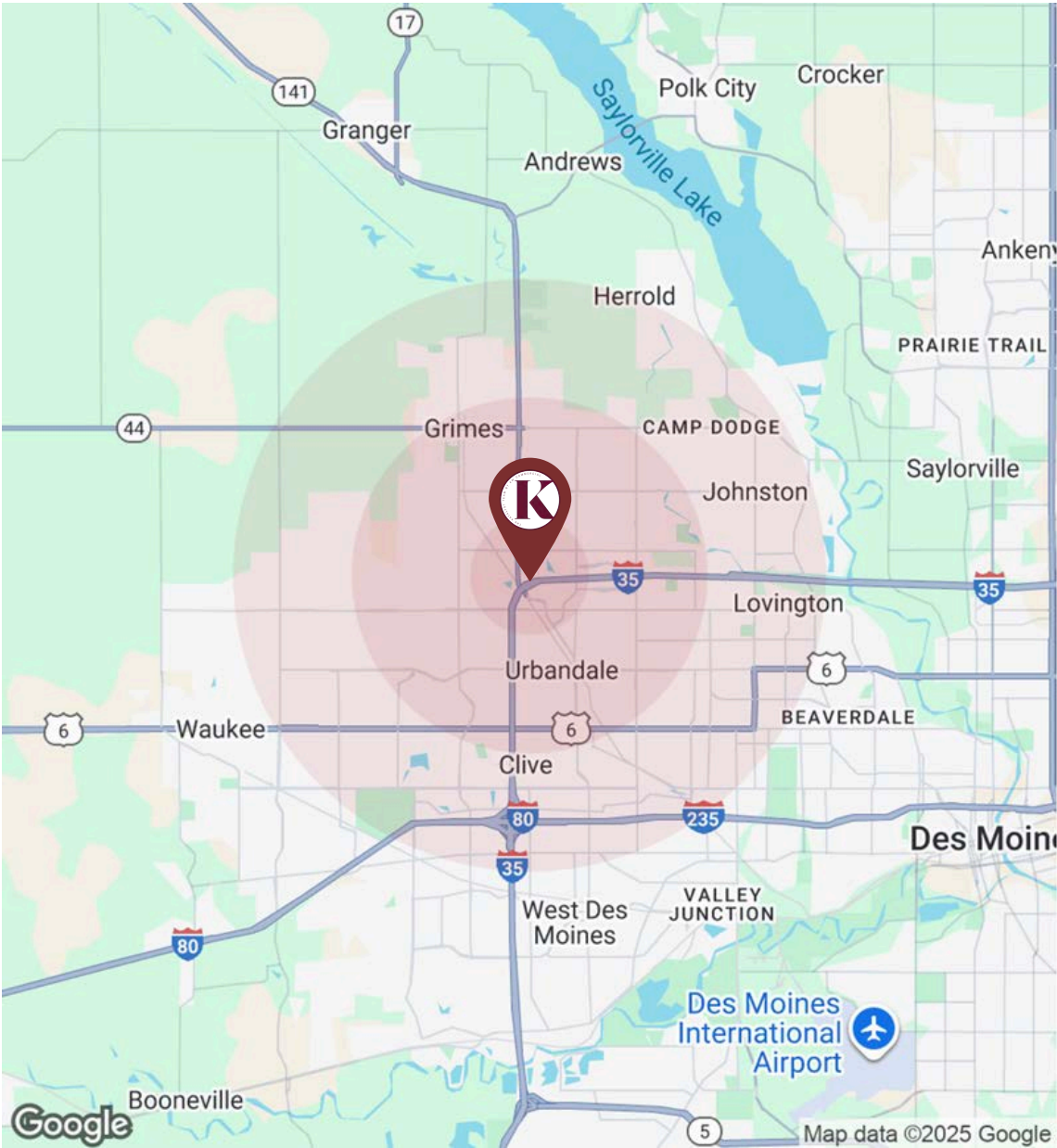
2 3000 Southeast Enterprise Drive
Grimes, IA, 50111
\$2,151,000



DEMOGRAPHICS

2020 SOUTHEAST 44TH COURT, GRIMES, IA 50111

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
< \$15000	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



MEET THE KATALYST TEAM

2020 SOUTHEAST 44TH COURT, GRIMES, IA 50111

THE KATALYST TEAM BY KW COMMERCIAL

kata·lyst

(noun) – (ka-tuh-lyst)

an agent that provokes or speeds significant growth in your commercial real estate goals.

The KataLYST Team is a specialized team that is part of the nationwide brokerage firm KW Commercial Realty. Based out of Des Moines, IA, the KataLYST Team focuses on commercial real estate assets located throughout the state of Iowa. The team's specialty is advising and working with individual clients who have invested in commercial real estate and are looking to grow their assets, grow their networth, grow their income, and ultimately find success in commercial real estate investing. The team's focus allows it to develop relationships with clients beyond one transaction and be a life-long partner and advisor in their real estate investments.



FOR MORE INFO, SCAN
THE QR CODE TO VISIT
OUR WEBSITE

JARED HUSMANN

PRESIDENT, THE KATALYST TEAM

Jared's Mother and Father who each respectively participated in Residential and Commercial investment, ownership, and development.

At the age of 18 Jared began his own individual investment career by purchasing his first investment property. Within 6 years he built an investment portfolio of over 72 doors spread around Central Iowa over 30+ properties. Frustrated with Residential properties Jared began his career as a commercial real estate agent and made a commitment to help other owners and investors like himself by providing better services, data, communication, and life-experience than traditional agents who marketed themselves as "Investor-Agents."



THE **KataLYST**
TEAM by 

THE KatalYST TEAM by KW COMMERCIAL



SCAN THE QR CODE
TO SCHEDULE A TOUR
WITH THIS PROPERTY

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