

386,187 SF AVAILABLE

1601 BLAIRS FERRY RD NE

CEDAR RAPIDS, IA 52402



Iowa Commercial Advisors

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PROPERTY HIGHLIGHTS

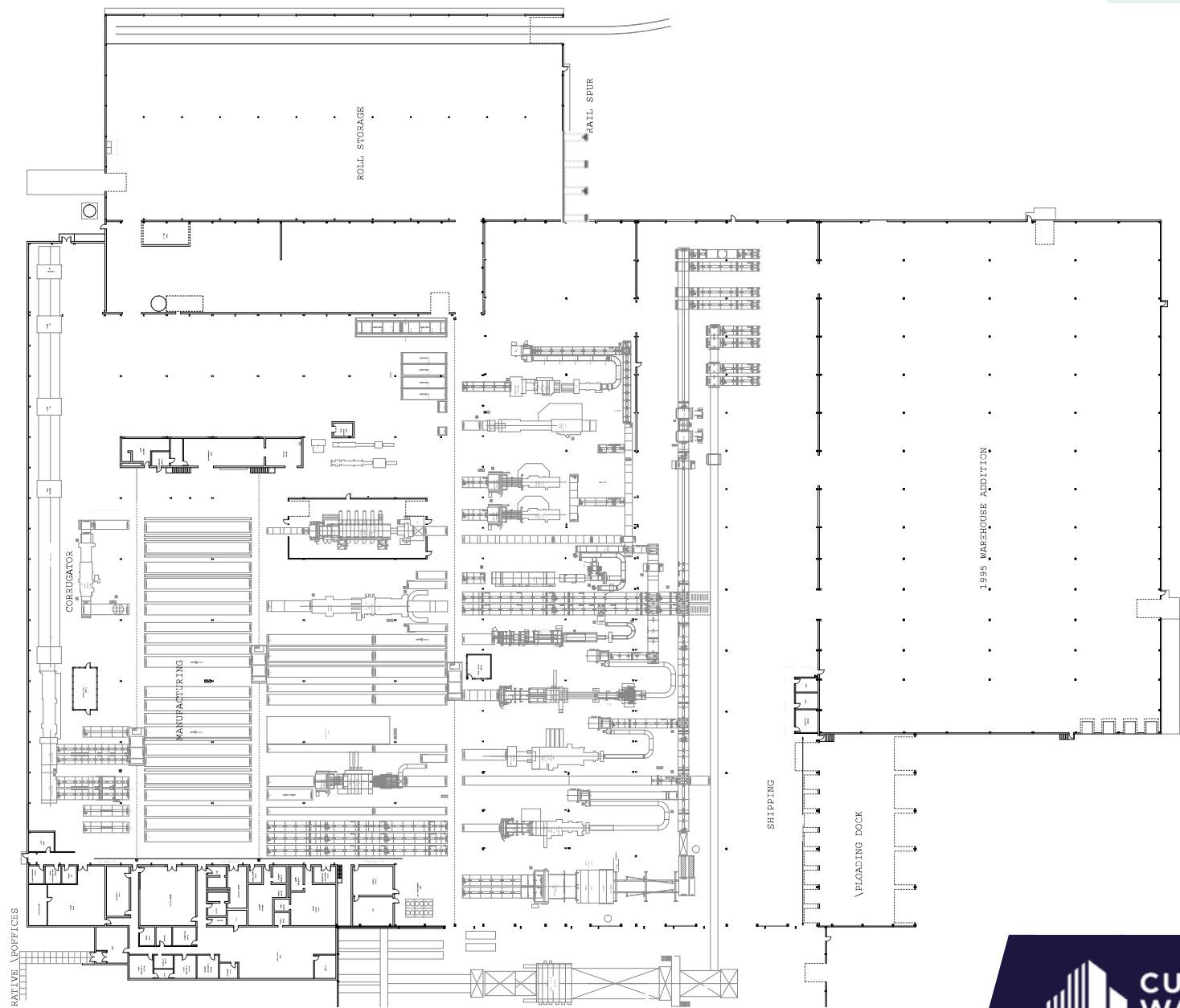
This warehouse is conveniently located on the highly trafficked Blairs Ferry Rd and is within minutes of Hwy 100 and I-380. Cedar Rapids is centrally located within the Midwest and is home to the Eastern Iowa Airport, which allows for accessible distribution throughout the Midwest and beyond.

PROPERTY FEATURES

Building Size:	386,187 SF	Year Built:	1956
Lot Size:	908,226 SF 20.85 AC	Parking:	On-Site
Lease Rate:	\$2.40 PSF NNN	Floor:	Concrete
Utilities:	Not included in lease rate	Dock Doors:	15 standard 2 oversized
Office Area:	13,627 SF	Sprinkler:	Exposed Wet
Roof:	Rubber Membrane	Zoning:	Light Manufacturing
Overhead Doors:	10	Clear Height:	Contact Agent

1601 BLAIRS FERRY RD NE
CEDAR RAPIDS, IA 52402

FLOOR
PLAN



1601 BLAIRS FERRY RD NE | INTERIOR PHOTOS

CEDAR RAPIDS, IA 52402



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1601 BLAIRS FERRY RD NE

CEDAR RAPIDS, IA 52402 | WEST FACING AERIAL

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NOELRIDGE PARK



BLAIRS FERRY RD 25,400 VPD



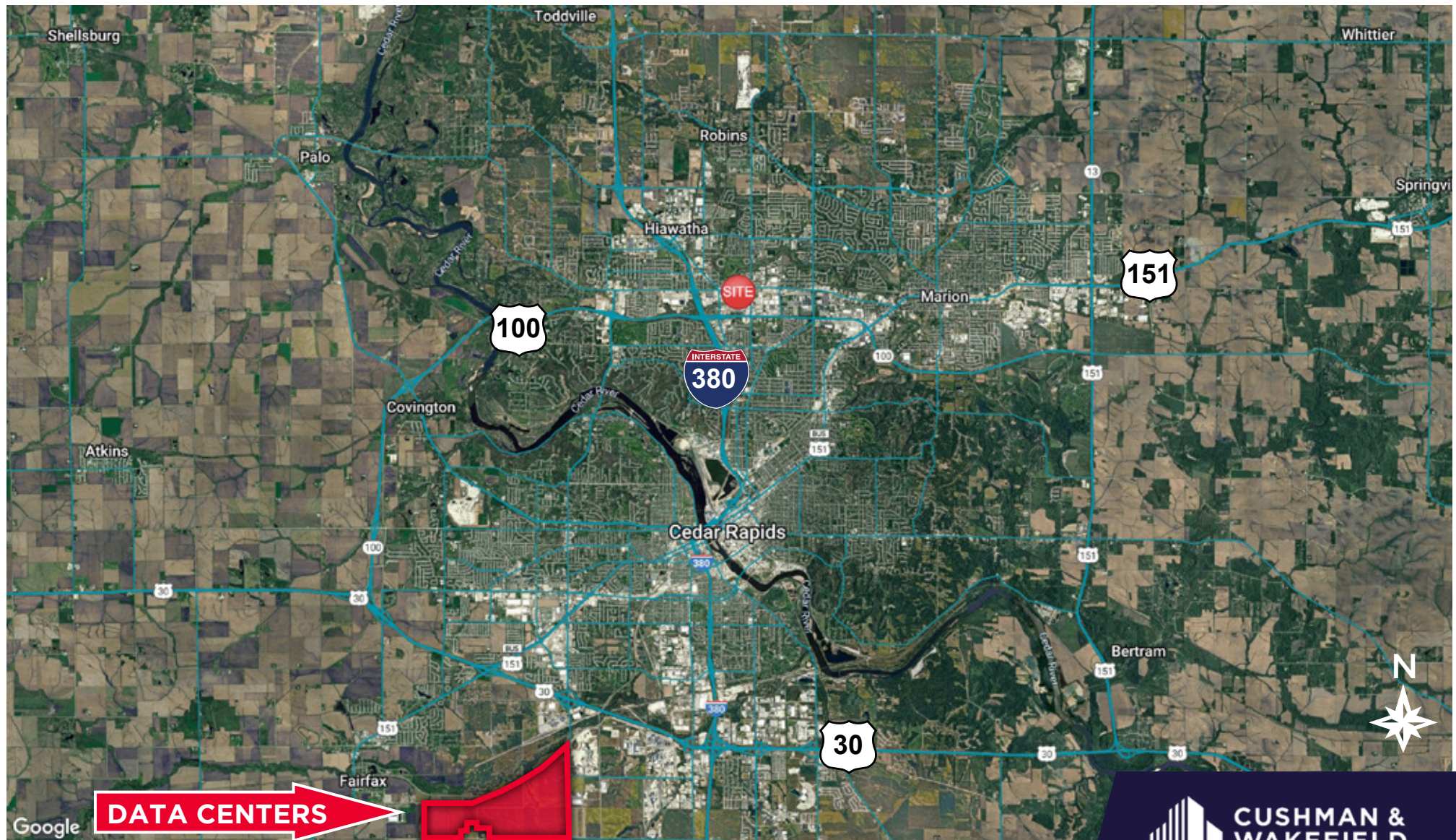
AERIAL

1601 Blairs Ferry Rd | Cedar Rapids, IA 52402



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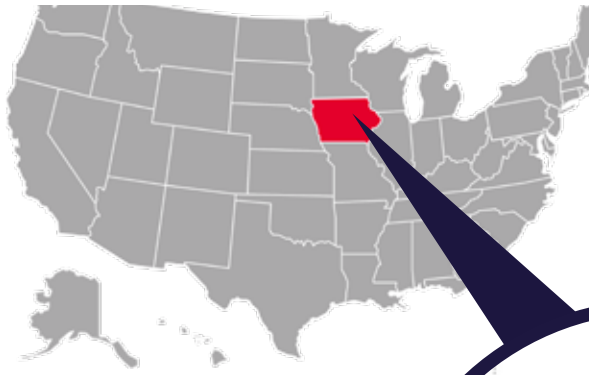


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ICR IOWA

Cedar Rapids is located in the Iowa City and Cedar Rapids MSA, locally known as ICR Iowa. It is within a 4-5 hour drive to major key cities in the Midwest - Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St.



729,401
WORKFORCE
POPULATION



95%
EDUCATIONAL
ATTAINMENT



8.9%
EMPLOYMENT
GROWTH RATE



36
MEDIAN
AGE

7 COUNTIES

- Benton County
- Cedar County
- Iowa County
- Johnson County
- Jones County
- Linn County
- Washington



487,106
POPULATION

\$1,227,628,806
ANNUAL GOODS EXPORT

36,816,284
300 MILE POPULATION



**IOWA RANKED #1
OVERALL BEST STATE**



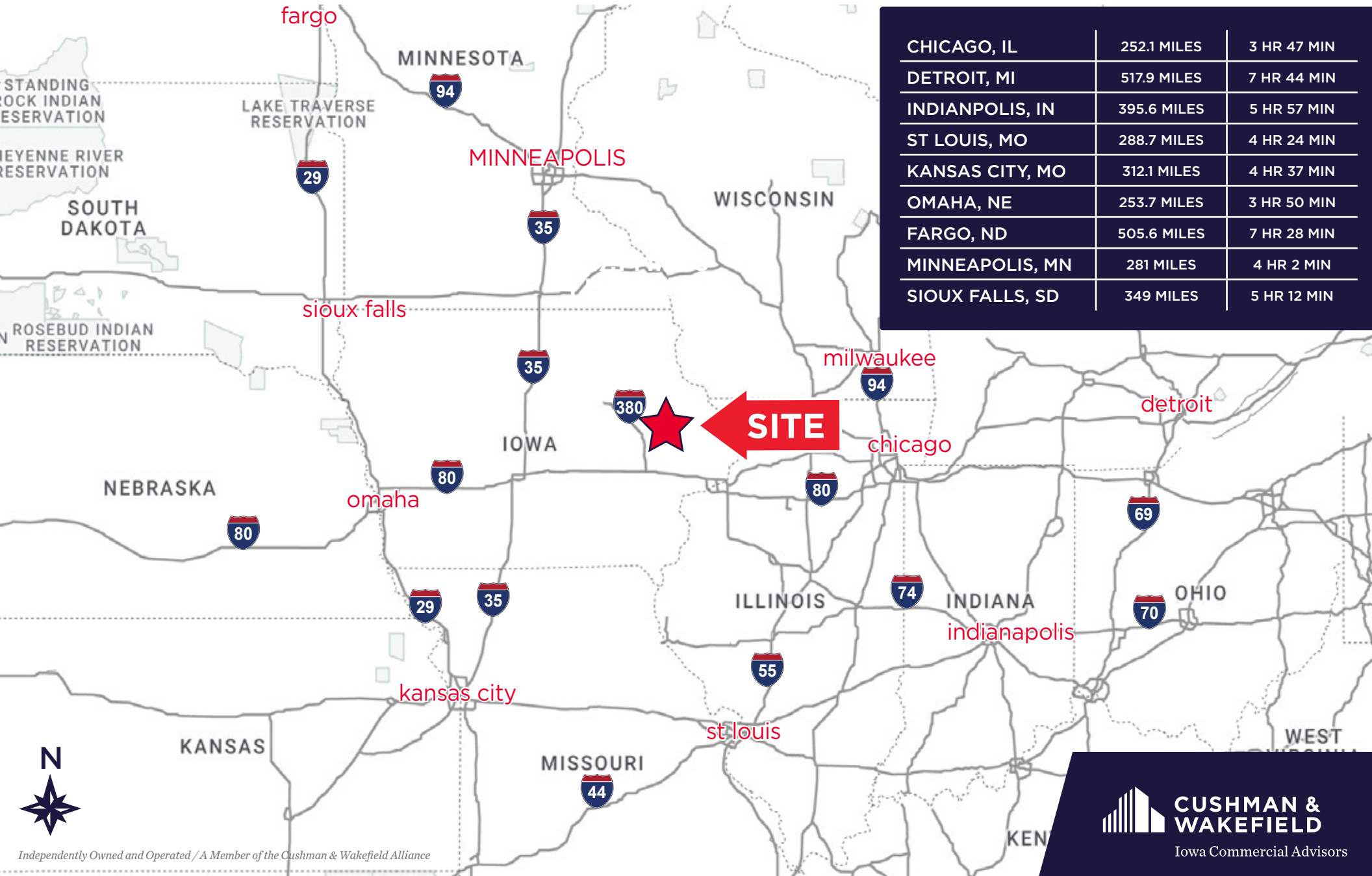
**RANKED #2 BEST COST
OF DOING BUSINESS**

A CENTRAL LOCATION



1601 BLAIRS FERRY RD NE | CEDAR RAPIDS, IA 52402

MIDWEST INTERSTATE MAP



CHICAGO, IL	252.1 MILES	3 HR 47 MIN
DETROIT, MI	517.9 MILES	7 HR 44 MIN
INDIANAPOLIS, IN	395.6 MILES	5 HR 57 MIN
ST LOUIS, MO	288.7 MILES	4 HR 24 MIN
KANSAS CITY, MO	312.1 MILES	4 HR 37 MIN
OMAHA, NE	253.7 MILES	3 HR 50 MIN
FARGO, ND	505.6 MILES	7 HR 28 MIN
MINNEAPOLIS, MN	281 MILES	4 HR 2 MIN
SIOUX FALLS, SD	349 MILES	5 HR 12 MIN



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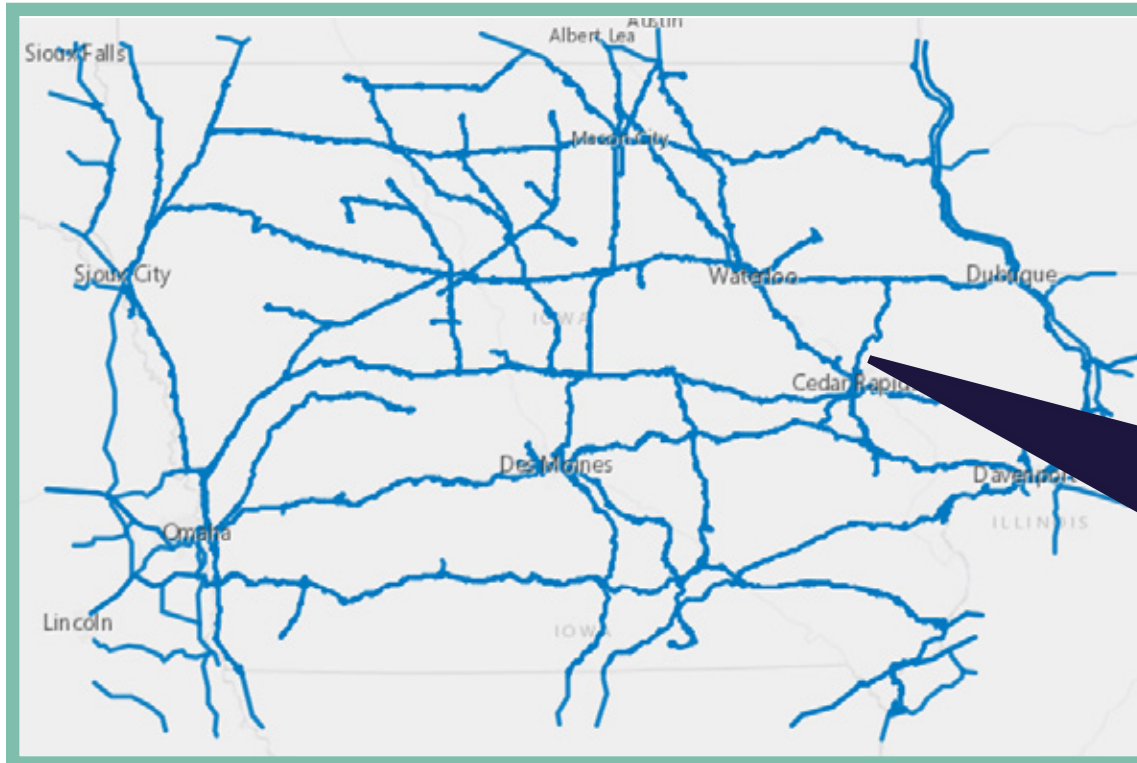
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A CENTRAL LOCATION



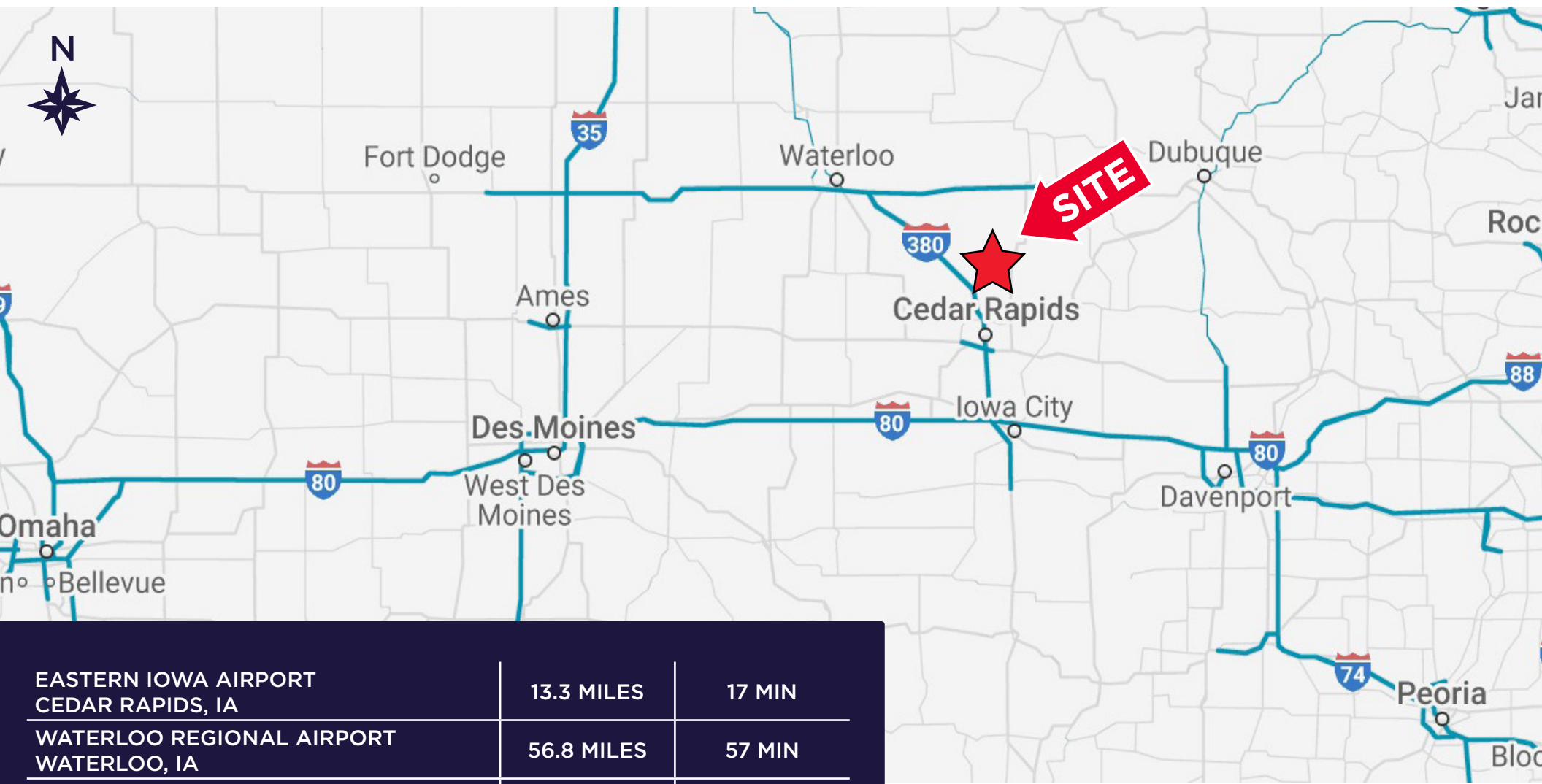
IOWA RAILROAD MAP



RAILROAD ACCESS: An overhead door guides trains inside the facility, allowing for product to be loaded and unloaded directly from the tracks while still within the warehouse. Iowa has an extensive rail system that extends throughout the Midwest and the entire country. This is a unique feature that few warehouses have access to in Cedar Rapids.

A CENTRAL LOCATION

EASTERN IOWA AIRPORTS



EASTERN IOWA AIRPORT CEDAR RAPIDS, IA	13.3 MILES	17 MIN
WATERLOO REGIONAL AIRPORT WATERLOO, IA	56.8 MILES	57 MIN
QUAD CITIES INTERNATIONAL AIRPORT MOLINE, IL	94.1 MILES	1 HR 26 MIN
DES MOINES INTERNATIONAL AIRPORT DES MOINES, IA	125.2 MILES	2 HR 2 MIN



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FOR MORE INFORMATION, CONTACT:

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