



386,187 SF AVAILABLE

1601 BLAIRS FERRY RD NE

CEDAR RAPIDS, IA 52402



RYAN FITZPATRICK
Senior Vice President
+1 319 431 1898
rfitzpatrick@iowaca.com

PARKER RIDGE
Associate
+1 641 226 9983
pridge@iowaca.com

CHLOE MARZEN
Business Analyst

OLIVIA CHRISTIANSON
Marketing Specialist



PROPERTY HIGHLIGHTS

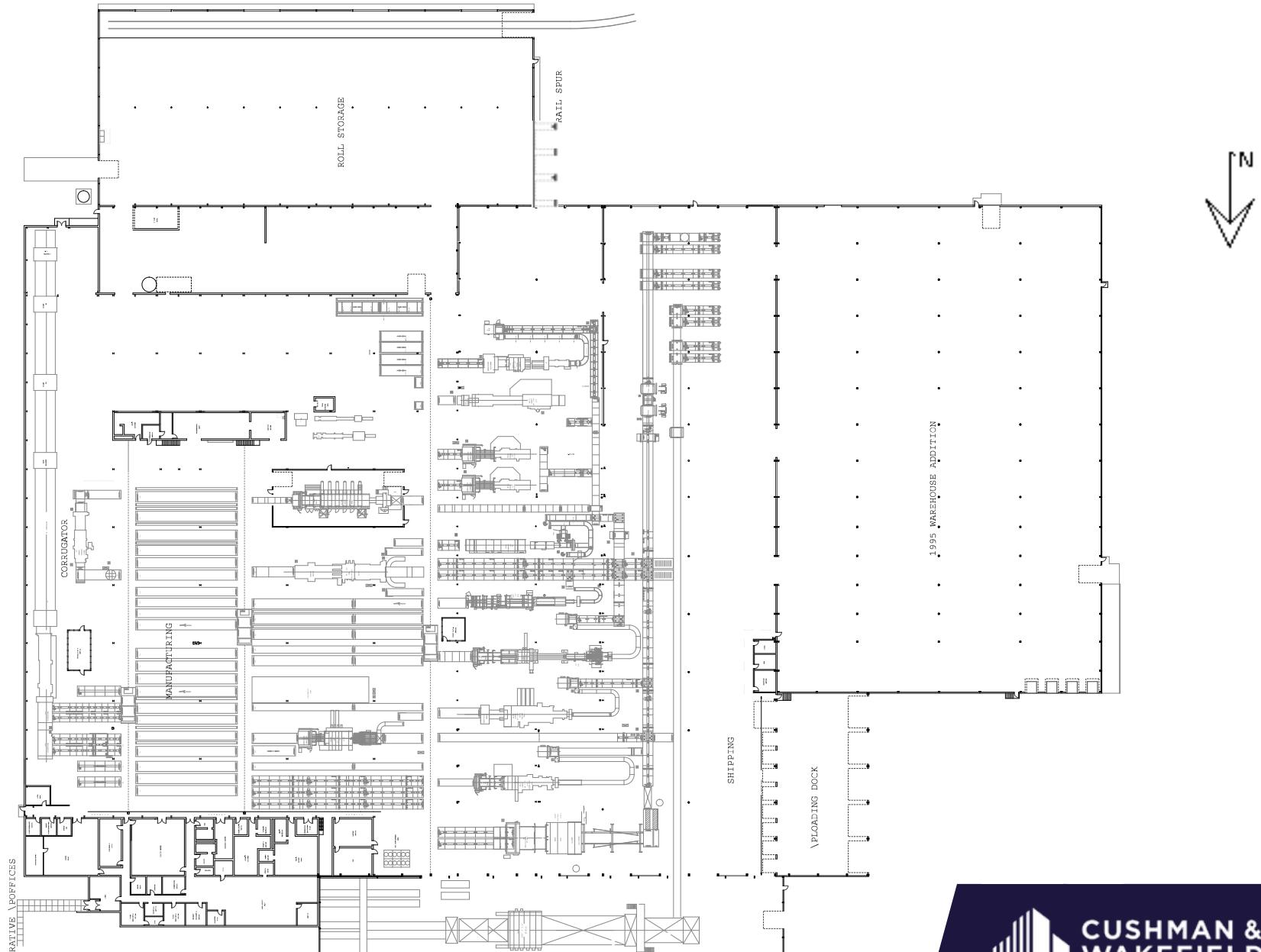
This warehouse is conveniently located on the highly trafficked Blairs Ferry Rd and is within minutes of Hwy 100 and I-380. Cedar Rapids is centrally located within the Midwest and is home to the Eastern Iowa Airport, which allows for accessible distribution throughout the Midwest and beyond.

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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AERIAL



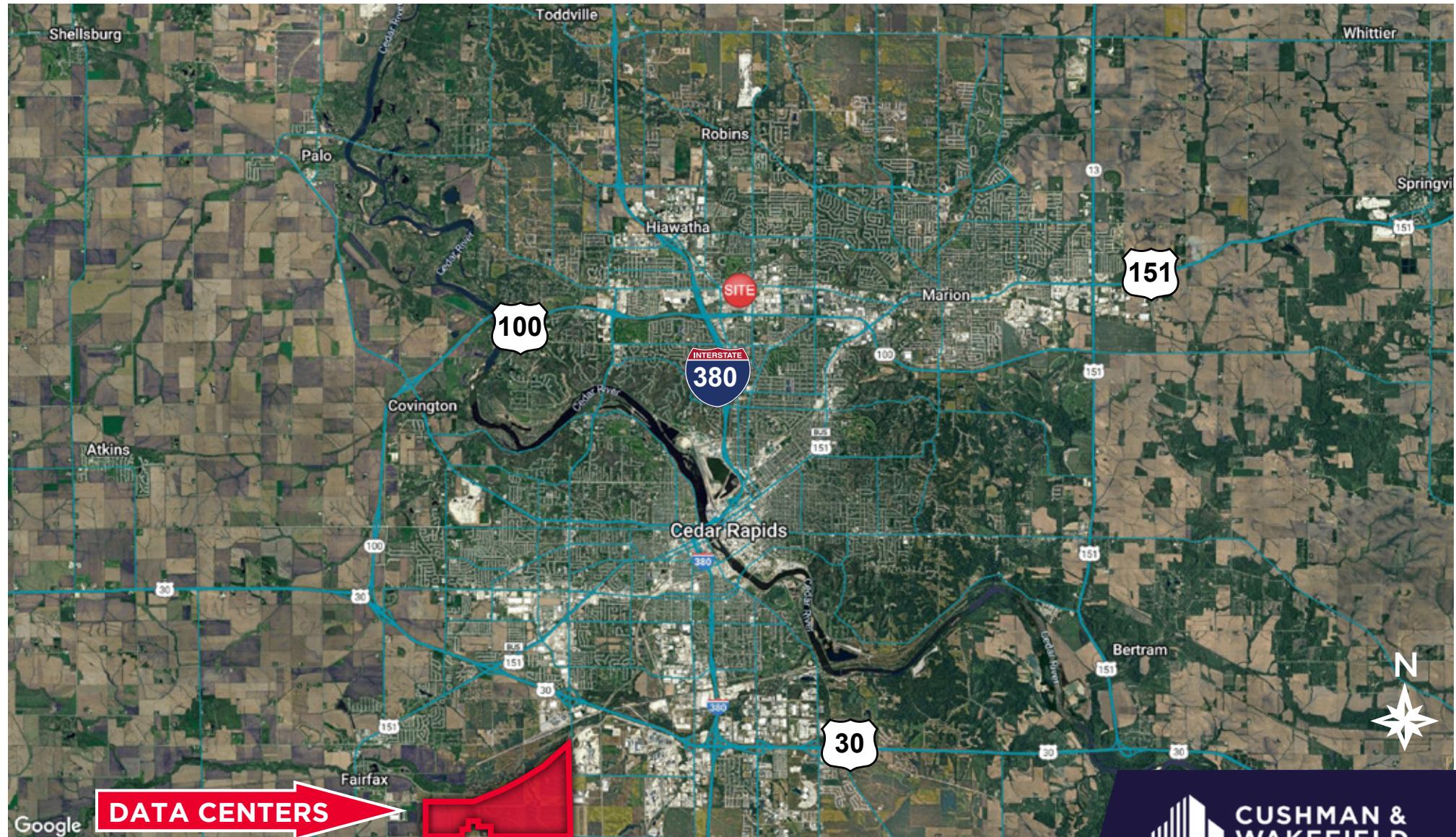
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

The logo for Cushman & Wakefield, featuring a stylized graphic of vertical bars of varying heights on the left, followed by the company name in a bold, sans-serif font.

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AERIAL

1601 Blairs Ferry Rd | Cedar Rapids, IA 52402



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

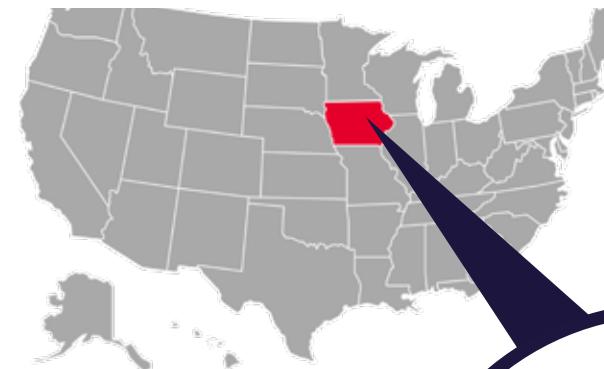
7 COUNTIES

- 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

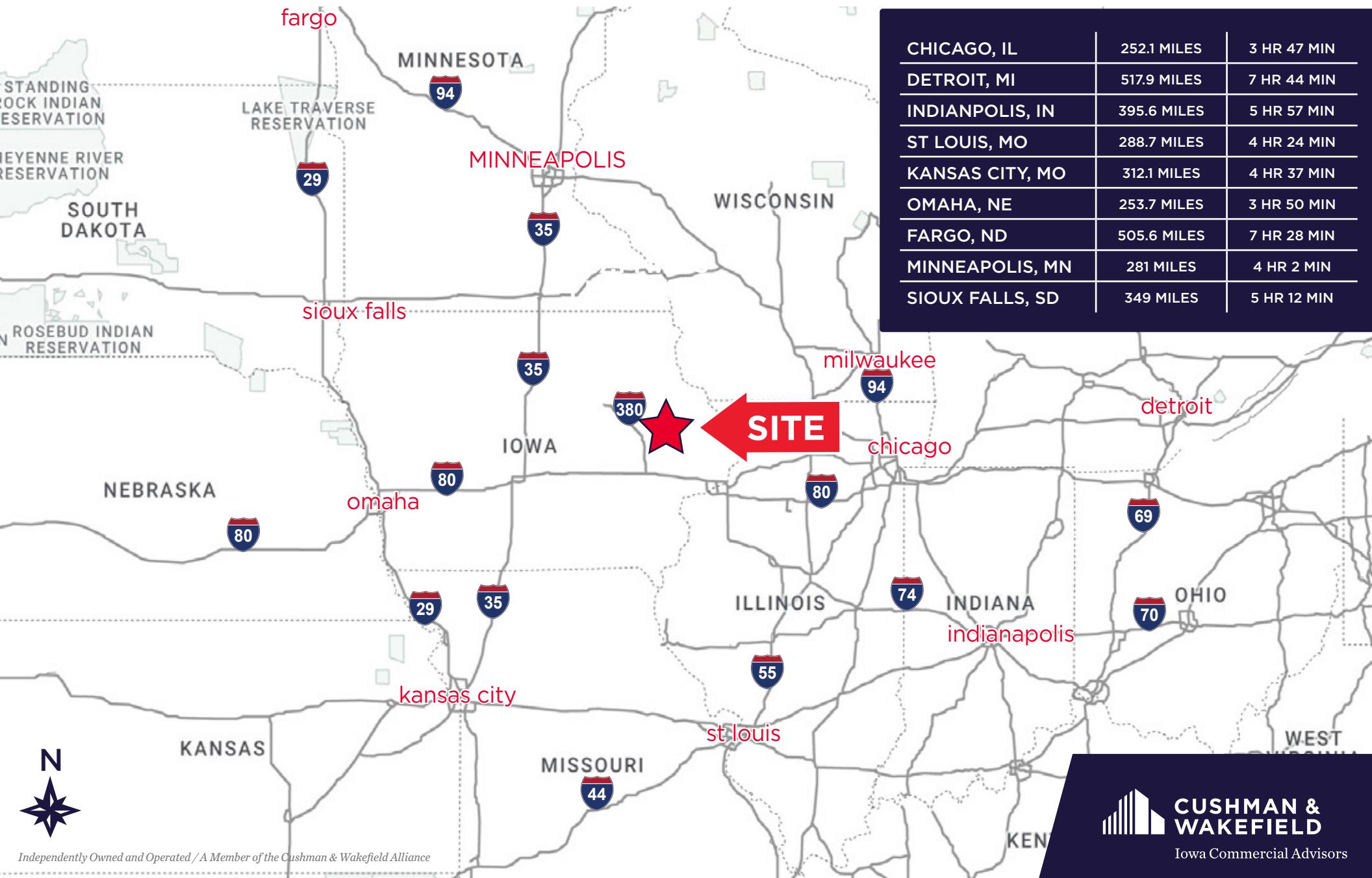


A CENTRAL LOCATION



1601 BLAIRS FERRY RD NE | CEDAR RAPIDS, IA 52402

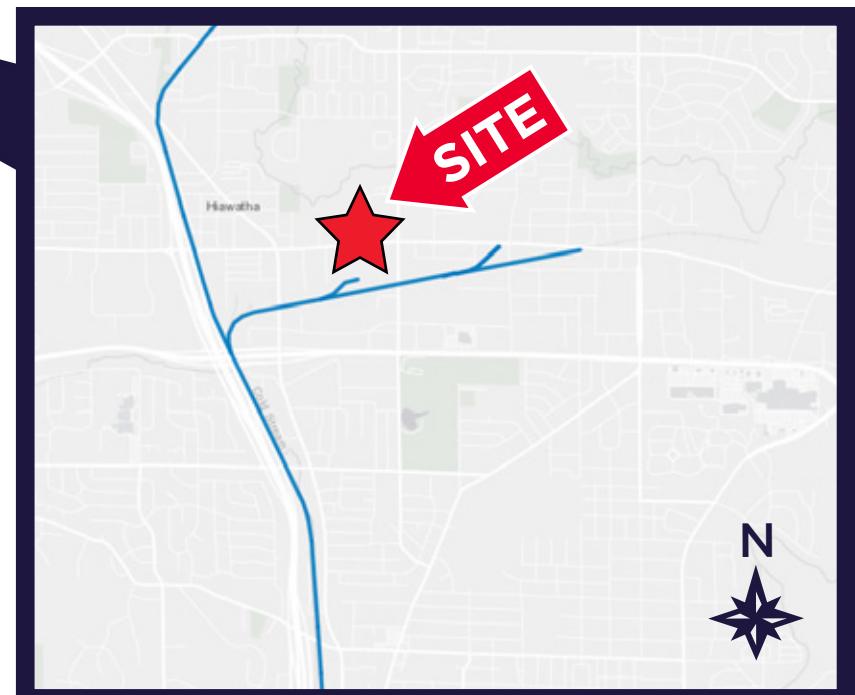
MIDWEST INTERSTATE MAP



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.

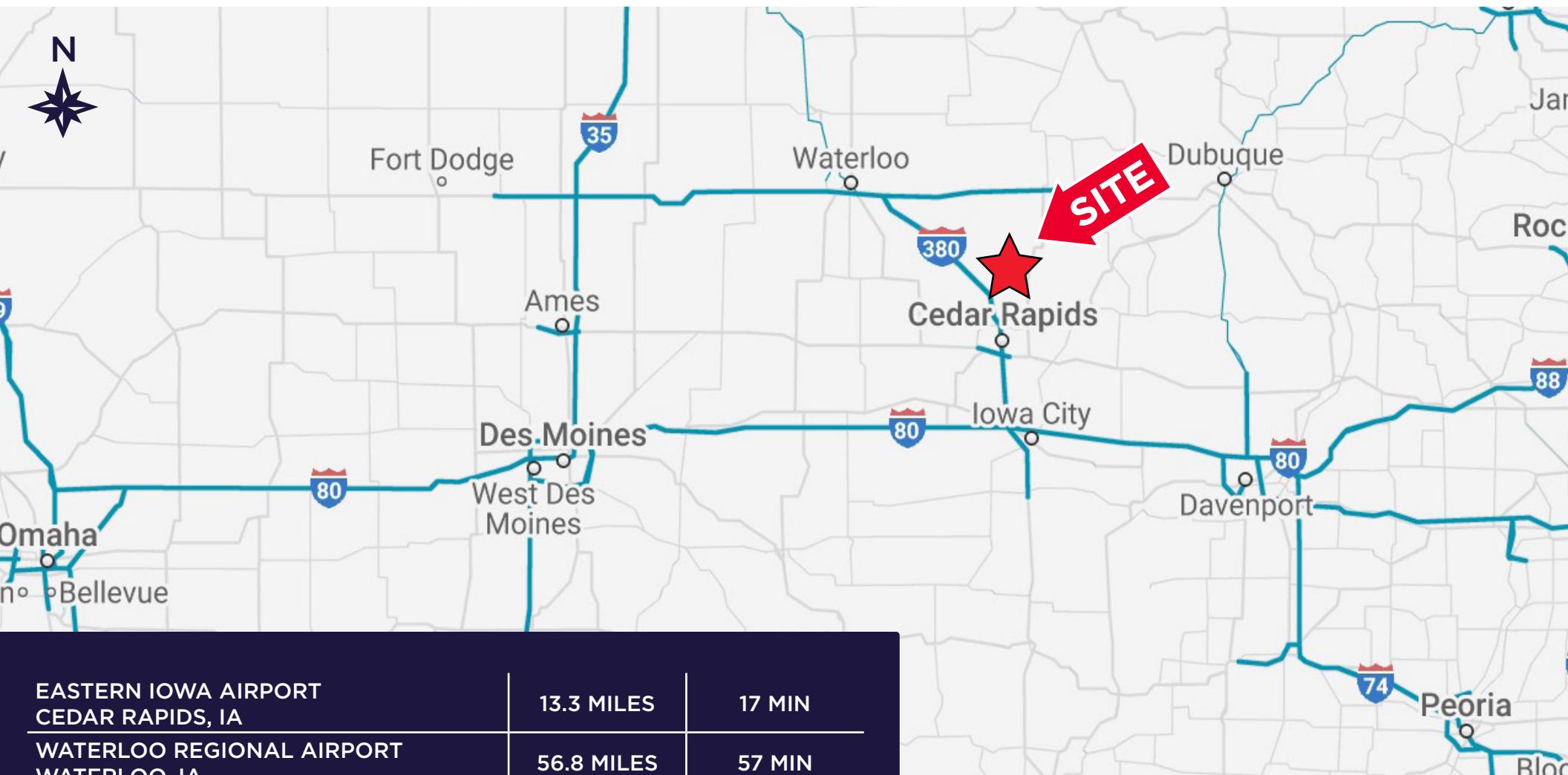


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A CENTRAL LOCATION



EASTERN IOWA AIRPORTS



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FOR MORE INFORMATION, CONTACT:

RYAN FITZPATRICK
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2720 1st Ave NE, Suite 212
Cedar Rapids, IA 52402
main +1 319 229 1003
iowacommercialadvisors.com