



SAMPLE IMAGE

WAREHOUSE SPACE

FOR LEASE

9210 WELTY PARK LANE SW | CEDAR RAPIDS, IA



WSG
CRE
SKOGMAN
COMMERCIAL



PROPERTY OVERVIEW

Property Details	
Address	9210 Welty Park Lane SW Cedar Rapids, IA 52402
County	Linn
Parcel #	192920200100000
Lot Size	4.16 Acres
Zoning	General Industrial
Clear Height	30'
Loading Docks	4
High Doors	4
RSF	Divisible from 15,000 SF - 30,000 SF
Lease Rate	\$12.50 / SF NNN
Est. Pass Through	\$1.95 / SF

Brand new 30,000 square foot warehouse (divisible to 15,000 square feet) for lease with proximity to the Eastern Iowa Airport and Interstate 380. Current zoning permits light industrial uses; building will be available for delivery in Q2 2026. The building is ideal for most warehouse/industrial uses, with a 30' clear height, 4 loading docks, 4 large overhead doors, and flexible space sizing.

The surrounding area has seen significant investment from major national and regional users, confirming its strategic value for logistics and manufacturing. Notable recent projects include a 479,000 square foot FedEx Ground distribution hub, a \$141 million Sub-Zero manufacturing facility, and new regional warehouse operations by Hy-Vee, Worley Warehousing, and Alro Steel.

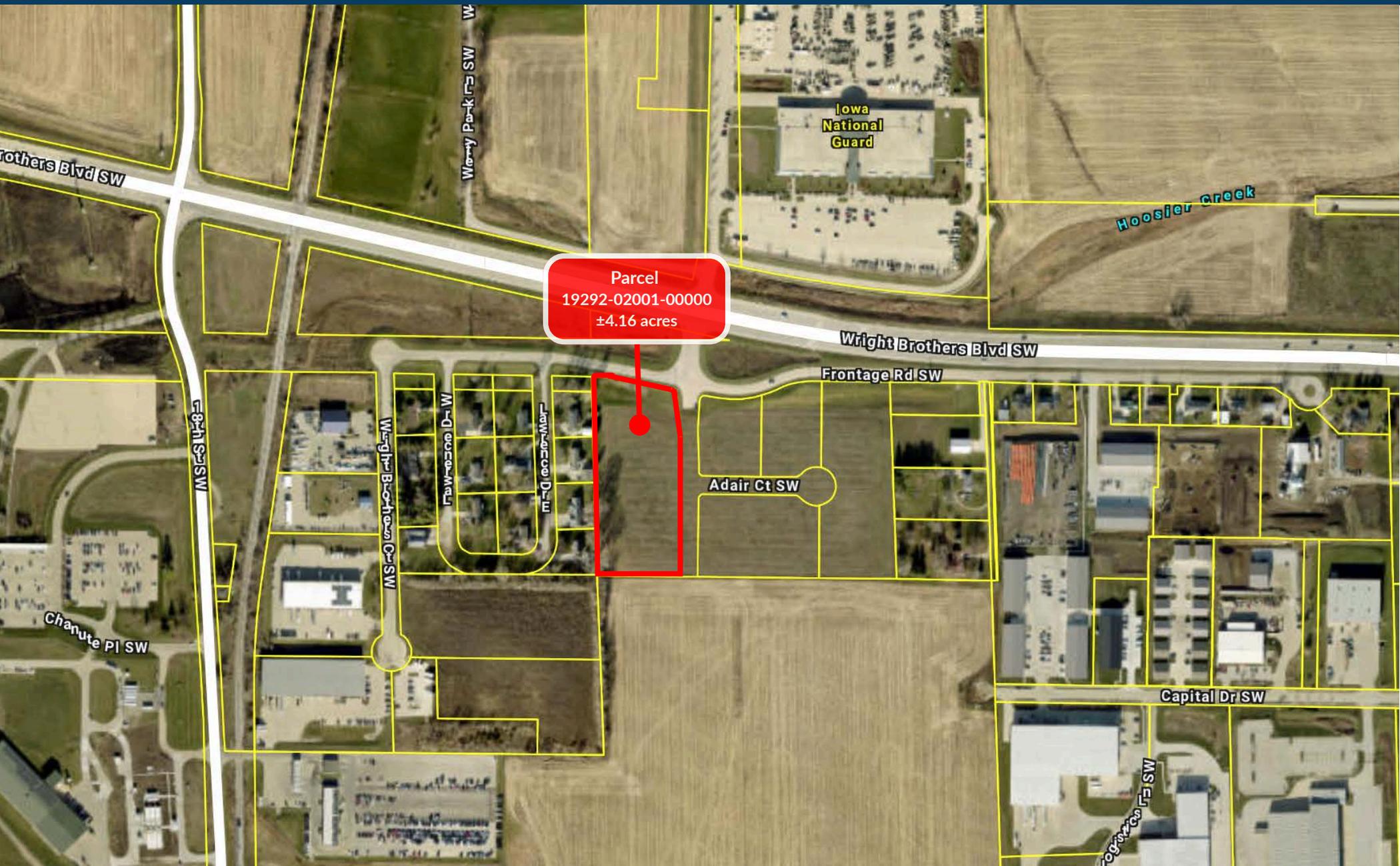


AERIAL MAP



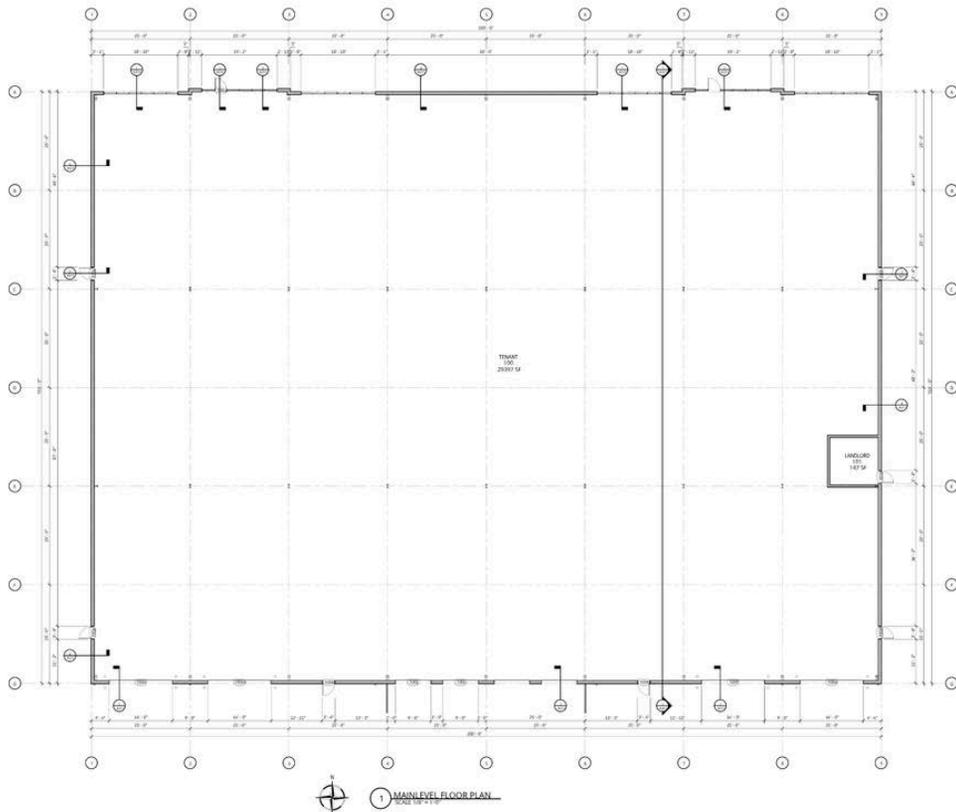


PARCEL MAP

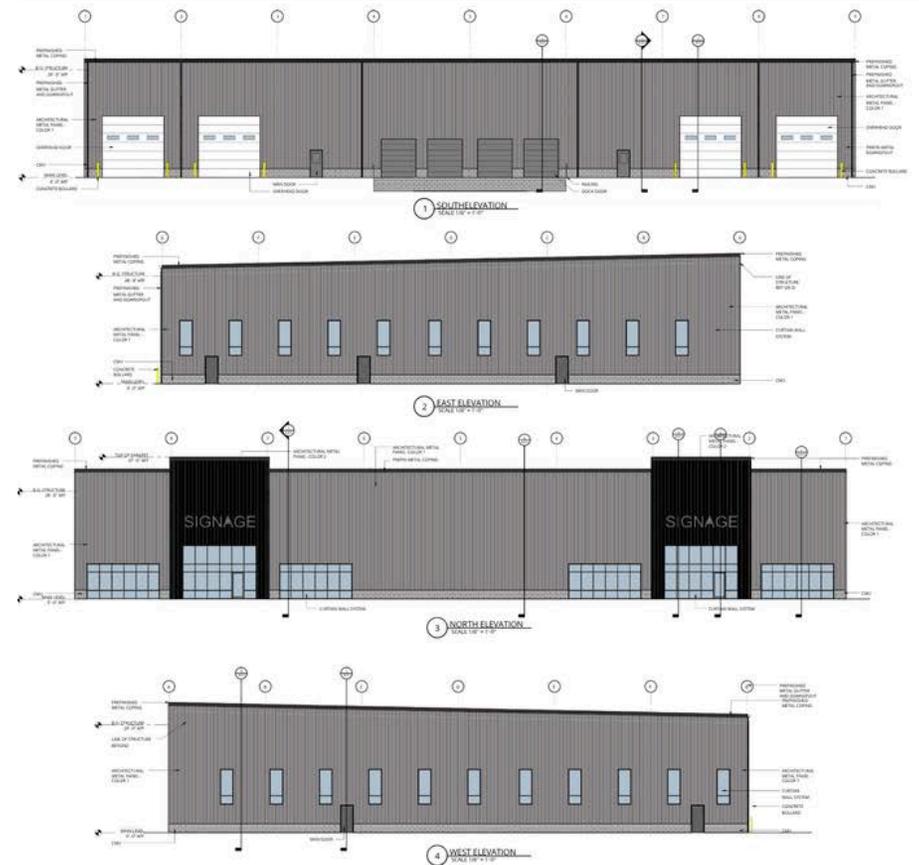




SITE PLAN & SPACE RENDERINGS



PRELIMINARY
NOT FOR
CONSTRUCTION





CEDAR RAPIDS OVERVIEW

Cedar Rapids offers a prime location for industrial investment with its strategic position along major transportation corridors, including I-380, rail lines, and the Eastern Iowa Airport. The city features an extensive infrastructure supporting manufacturing and logistics, bolstered by its central Midwest location for efficient distribution. With a business-friendly environment and access to a skilled workforce, Cedar Rapids is well-suited for industrial growth and expansion.



Largest corn-processing city in the world



Second largest producer of wind energy in the U.S.



One of the leading manufacturing regions in the U.S.

Cedar Rapids MSA

Population	276,520
Jobs	134,707
Companies	8,462
Counties	3
Cities	86
School Districts	18
Colleges & Universities	6

Top Employers

Collins Aerospace	9,400
TransAmerica	3,800
Unity Point Health	2,979
Cedar Rapids Community	2,879
Nordstrom Direct	2,150



TRANSPORTATION

Driving from Cedar Rapids

	Miles	Hours
Chicago, IL	257	3.75
Omaha, NE	258	3.75
St. Louis, MO	281	4.25
Indianapolis, IN	388	5.75
Sioux Falls, SD	282	4.25
Kansas City, MO	317	4.50
Fargo, ND	358	5.25
Detroit, MI	510	7.50
Minneapolis, MN	517	7.75





CONTACTS



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