



CLIMATE CONTROLLED SELF STORAGE / WAREHOUSE

# FOR SALE / LEASE

850 MANN RD SW | CEDAR RAPIDS, IA



**WSG**  
CRE

**SKOGMAN**  
COMMERCIAL



# PROPERTY OVERVIEW

Property Details	
Address	850 Mann Rd SW Cedar Rapids, IA 52404
Building Size	110,240 SF
Space Available for Lease	50,000 SF - 110,240 SF
Year Built	2008 / 2022
Parcel #	19294-76003-00000
Lot Size	7.56 AC
Legal Description	MANN 3RD LOT 1
Zoning	LIGHT INDUSTRIAL (I-LI)
Property Taxes	\$230,328
Est. Pass Through	\$2.50 / SF
Lease Rate	50,000 SF: \$5.75 / SF NNN 110,240 SF: \$5.50 / SF NNN
<b>Offering Price</b>	<b>\$7,950,000</b>

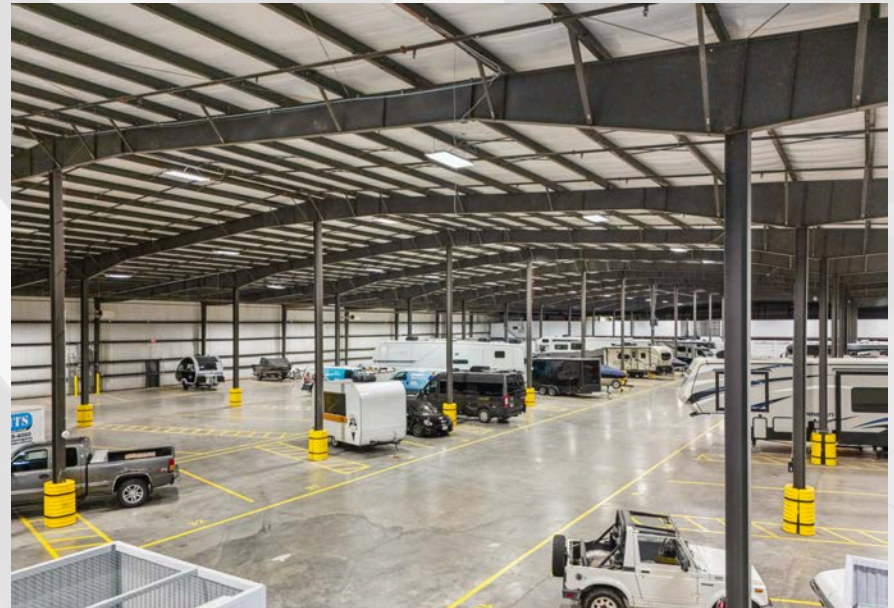
- Recently converted to climate-controlled self storage
- Substantial investment into mechanicals, electrical, security, technology, and interior finishes in 2022
- Exceptionally clean warehouse space in SW Cedar Rapids
- Conveniently located near 6th St SW (HWY 965) with easy access to I-380 & the Eastern Iowa Airport
- High bay 26' sidewall with 24' clear ceiling height
- ESFR sprinkler system throughout
- T-5 high efficiency fluorescent lighting
- 2 overhead doors with the ability to add more
- 6 docks removed that can easily be reinstalled – room for additional docks to be added
- Gated property with security system
- Steel Frame Construction





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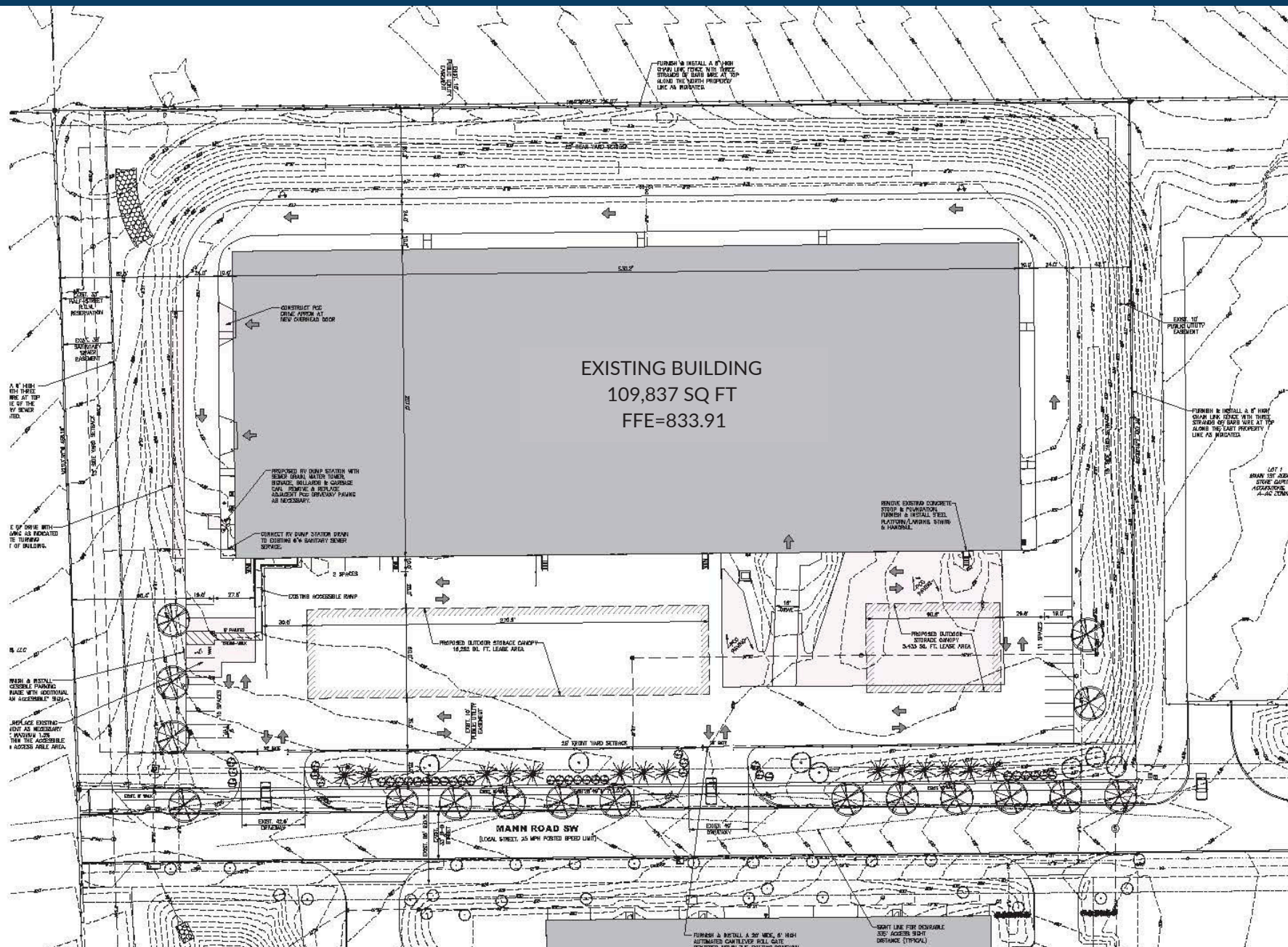
# PROPERTY PHOTOS



417 1<sup>st</sup> Avenue SE | Cedar Rapids, IA 52401

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## AERIAL MAP







# AERIAL MAP







# PARCEL MAP



Road Easement - 33 Ft

**SITE**  
Parcel 19294-76003-00000

Utility Easement - 10 Ft

**Mann Rd SW**





# TRANSPORTATION



## Driving from Cedar Rapids

	Miles	Time
Chicago, IL	247	3 hr 41 min
Detroit, MI	513	7 hr 40 min
Fargo, ND	509	7 hr 36 min
Indianapolis, IN	391	5 hr 57 min
Kansas City, MO	312	4 hr 38 min
Minneapolis, MN	275	4 hr 8 min
Omaha, NE	253	3 hr 49 min
Sioux Falls, SD	353	5 hr 17 min
St. Louis, MO	284	4 hr 28 min







# 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





# CONTACTS



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