

# FOR LEASE

## Industrial/Warehouse/Office



6325 7<sup>th</sup> St Ct SW  
Cedar Rapids, IA

---

TYLER DONAHUE, REALTOR  
319-270-1751  
[TylerDonahue@Realty87.com](mailto:TylerDonahue@Realty87.com)  
*Licensed in the State of Iowa*

REALTY87  
COMMERCIAL

# PROPERTY FEATURES

PRICE: \$395,000



GROSS SQUARE FEET: 6,692



LOT SIZE: 25,566



YEAR BUILT: 2000



ZONING: I-LI



HVAC: Central



DRIVE-INS: (2) 12'x14'



LOADING DOCK: (1)



PRIVATE OFFICES: Yes



KITCHEN: Yes



SPRINKLERS: Yes



RESTROOM: (2) ADA compliant

## DETAILS:

- Located just off 6<sup>th</sup> St SW
- 600SF office space
- 200-amp, 3-phase electrical
- New LED warehouse lighting added in 2024
- (2) new hanging furnaces in 2023

6325 7<sup>th</sup> St Ct SW  
Cedar Rapids, IA 52404

TYLER DONAHUE, REALTOR  
319-270-1751  
TylerDonahue@Realty87.com  
Licensed in the State of Iowa

REALTY87  
COMMERCIAL

## PROPERTY PICTURES



6325 7<sup>th</sup> St Ct SW  
Cedar Rapids, IA 52404

TYLER DONAHUE, REALTOR  
319-270-1751  
[TylerDonahue@Realty87.com](mailto:TylerDonahue@Realty87.com)  
*Licensed in the State of Iowa*

REALTY87  
COMMERCIAL

# LOCATION



**6325 7<sup>th</sup> St Ct SW**  
Cedar Rapids, IA 52404

**TYLER DONAHUE, REALTOR**  
319-270-1751  
TylerDonahue@Realty87.com  
Licensed in the State of Iowa

**REALTY87**  
COMMERCIAL

5408 Blairs Forest Way NE | Cedar Rapids, IA 52402

Buyer to verify all information. Information is deemed reliable, but not guaranteed.  
Data: Realtor Property Resource (RPR &/or IowaDOT) 