

550
550 G STREET NE
WALFORD, IA 52351

WAREHOUSE/ FLEX SPACE

FOR LEASE | 9,600 SF



427 1ST STREET SE, SUITE 200
CEDAR RAPIDS, IA 52401
319.731.3400 | GLDCOMMERCIAL.COM

JENN SEXTON
319.731.3414
jenn@gldcommercial.com

ERICA SEELMAN, SIOR
319.731.3412
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PROPERTY OVERVIEW

Warehouse/flex space for lease with approximately half an acre of outdoor storage in Walford's industrial hub, offering convenient access to Cedar Rapids and surrounding Eastern Iowa markets. Located with excellent visibility and access from Hwy 151, this hard-to-find industrial property offers 9,600 SF of warehouse/flex space on 1.58 acres, providing both substantial building space and valuable outdoor storage potential. The property features 20' clear ceiling height, two (2) 24' x 16' overhead doors, and an additional 14' x 14' overhead door, providing excellent access for trucks, equipment, and materials. The building is equipped with 480V 3-phase power, heated, LED lighting, floor drains, a restroom, and a small office with A/C, maximizing the building's usable industrial footprint.

OFFERING SUMMARY

Lease Rate:	\$8.75 SF/yr (NNN)
Operating Expense Estimate:	\$2.68/SF
Building Size:	9,600 SF
Available SF:	9,600 SF
Lot Size:	1.58 Acres
Year Built:	2024
Zoning:	M1, Restricted Industrial District

EXECUTIVE SUMMARY

550 G STREET NE, WALFORD, IA 52351

DRONE PHOTOS

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OUTDOOR STORAGE

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**0.5 Acre +/-
OUTDOOR
STORAGE**



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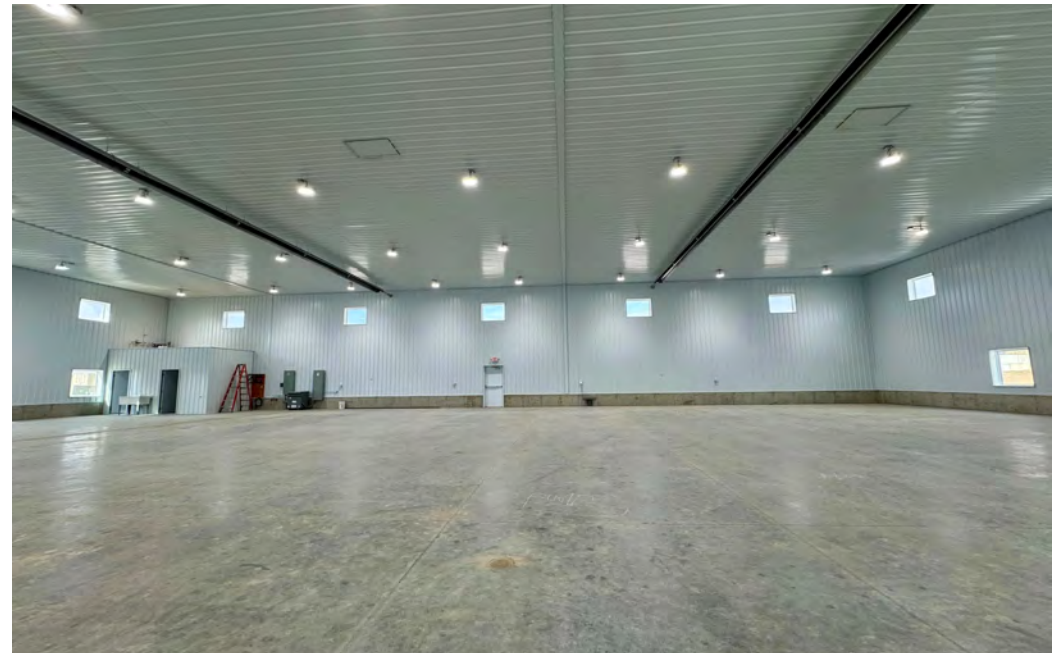
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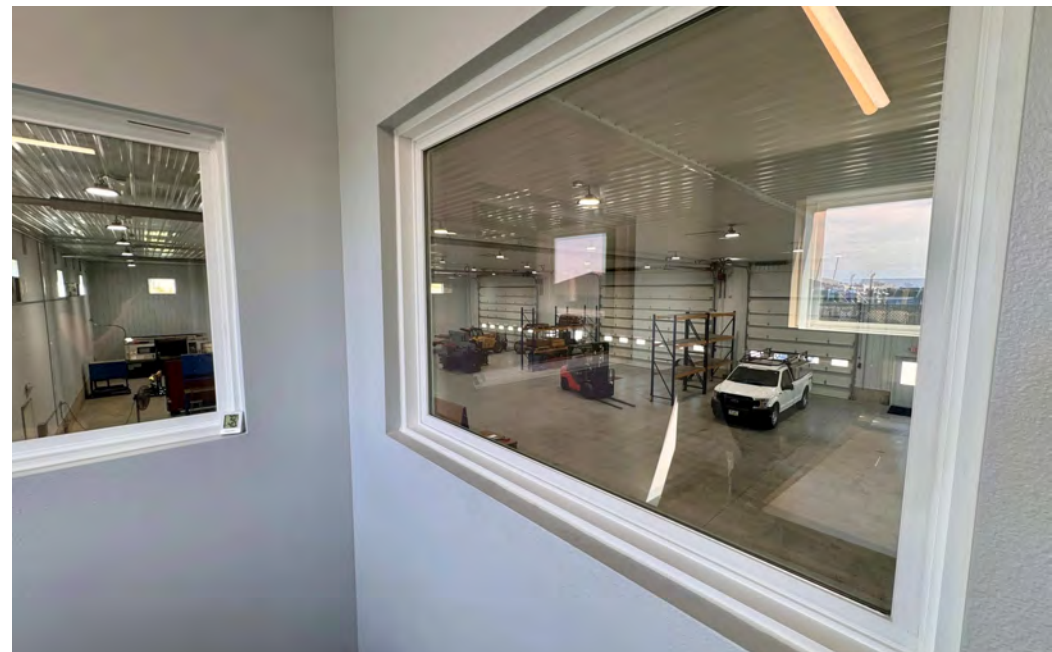
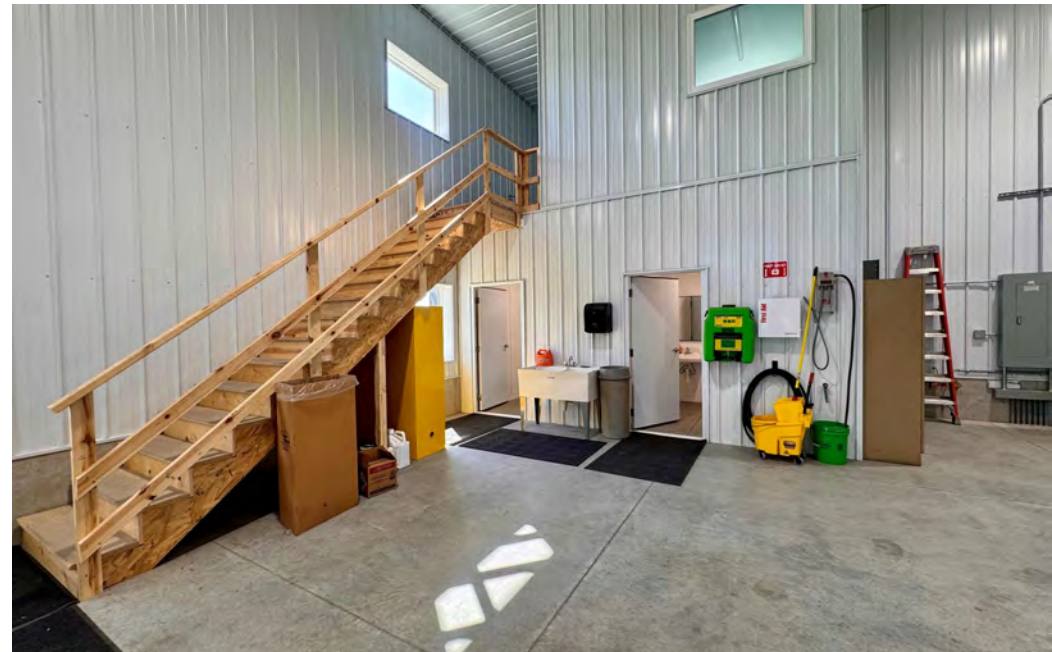
INTERIOR PHOTOS

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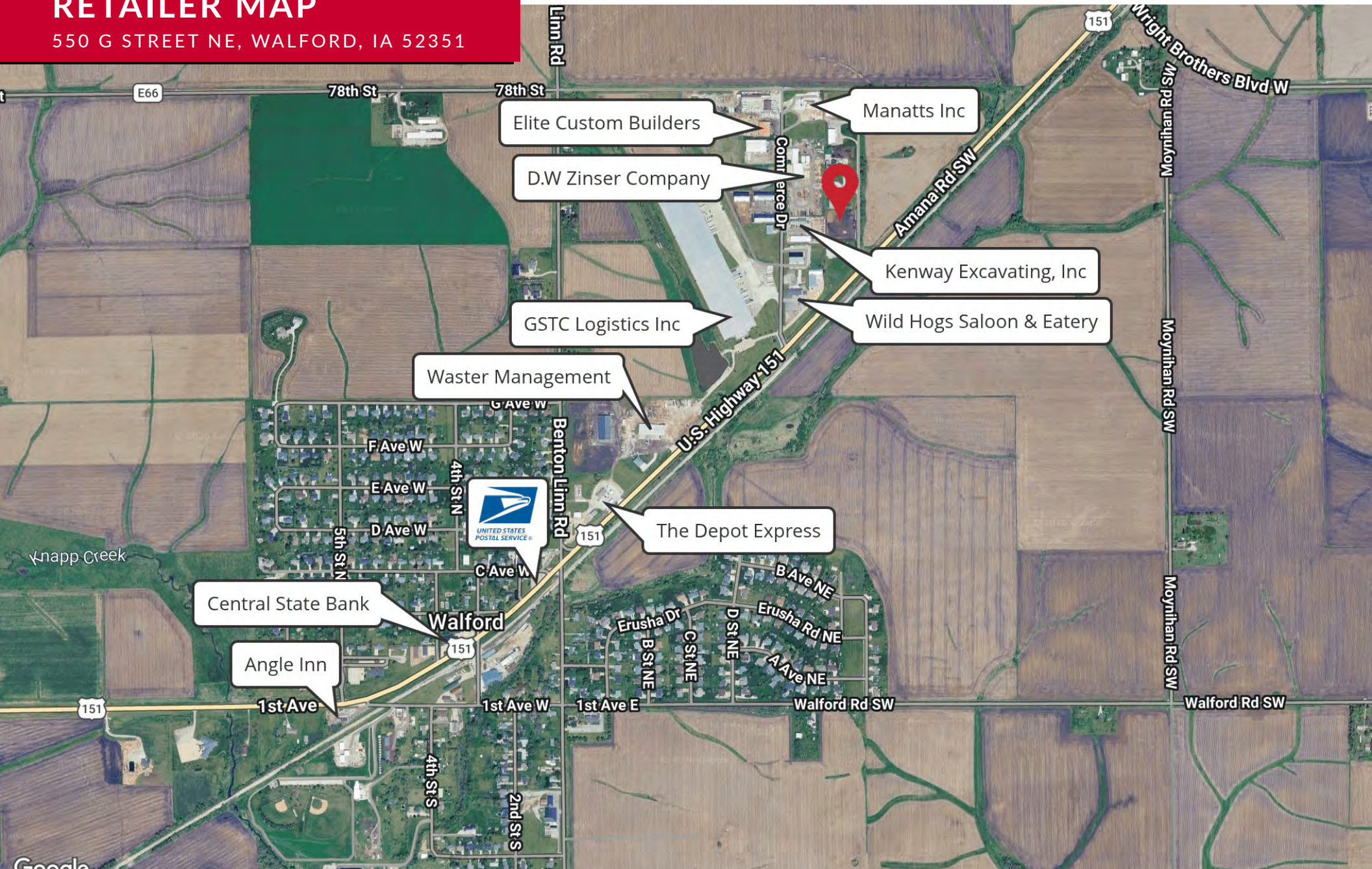
AERIAL MAP

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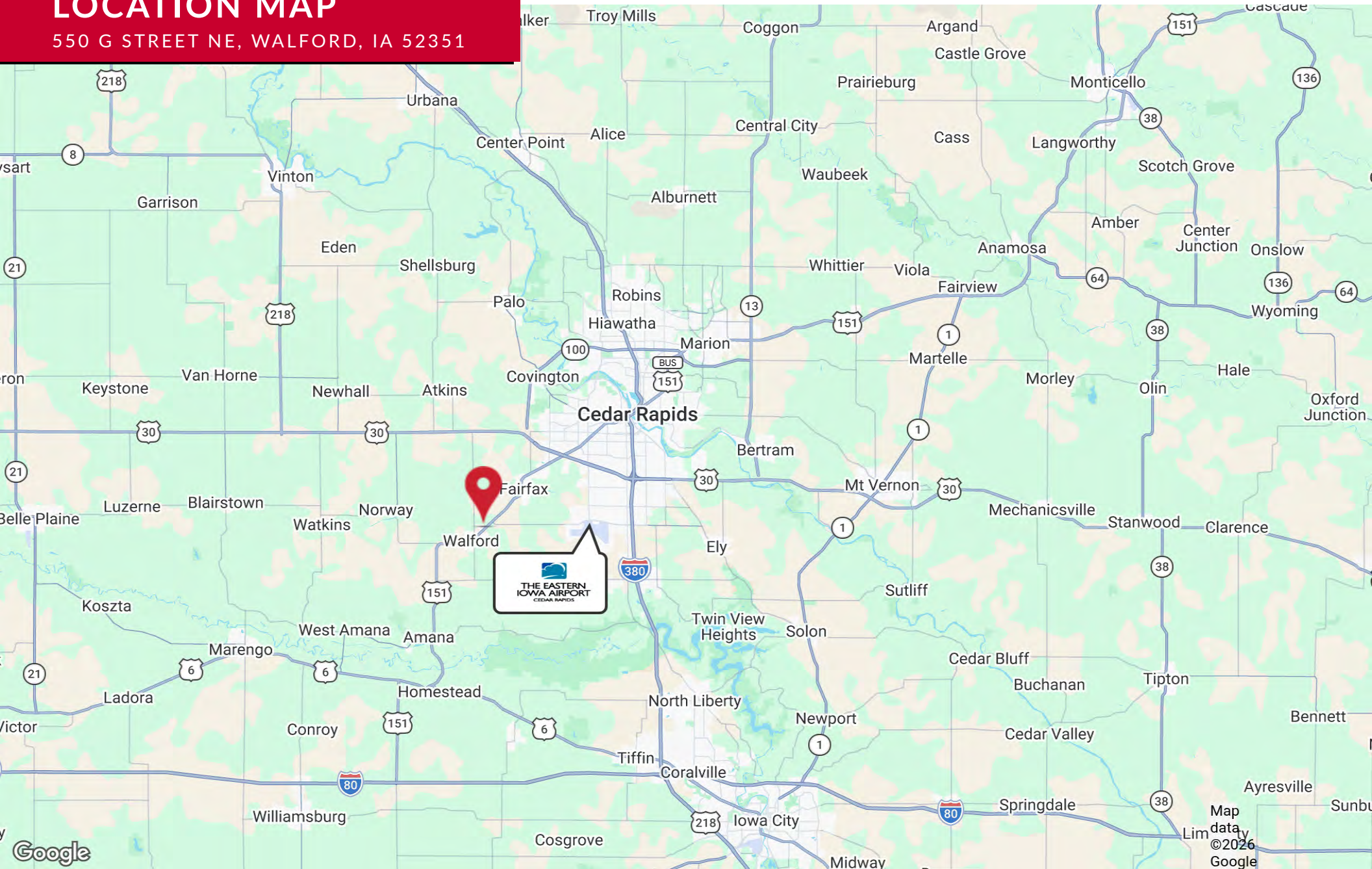
RETAILER MAP

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LOCATION MAP

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SERVICE PROVIDERS

550 G STREET NE, WALFORD, IA 52351



Utilities

AVERAGE UTILITY BILLING

- Alliant Energy - Electric: \$428/month
- Alliant Energy - Gas: \$136/month
- City of Walford - Sewer: \$62/month
- Private Well - Water

Averages as of September 9, 2026

INTERNET/PHONE PROVIDER

South Slope
(319) 626-2211

*All information is deemed reliable but not guaranteed. It is the responsibility of the tenant to do their own due diligetnce.