

FIRST CLASS STORAGE

168 Units

1308 ADAIR CT. SW, CEDAR RAPIDS, IA
52404



PINNACLE COMMERCIAL
1110 Dina Ct a, Hiawatha, IA 52233

TREV ADAIR
Director of Commercial & Development
Cell: (319) 355-2125



OFFERING SUMMARY

Asking Price: \$4,250,000

Size | Price / Month | # Units

10x20: \$135.00 | 91 units

10x30: \$165.00 | 69 units

14x40: \$325.00 | 8 units

Total: 168 units

Gross Effective Income | Stabilization: \$370,617

NOI | Stabilization: \$320,227.32

6.25 Cap | Stabilization: \$5,123,637.12

Annual Taxes: \$1,788.54.

LOCATION OVERVIEW

1308 ADAIR CT. SW, CEDAR RAPIDS, IA 52404

PROPERTY OVERVIEW Occupancy received November 4th, 2025. The site is already ahead of it's lease-up schedule. 10 year | 50% Tax Incentive (TIF) package.

PROPERTY HIGHLIGHTS Brand new bluetooth lock technology. Quality, attention to detail, well-built facility with thicker steel, larger 9'w x 8'h OH doors to fit large vehicles, trailers, boats, etc. Paved in reinforced concrete. Secure, well-lit facility with high definition cameras. Located near the Eastern Iowa Airport often used as airport private parking suites.

BUILDING PHOTOS



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LOCATION MAP



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TRAFFIC DATA



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