



SAMPLE IMAGE

WAREHOUSE SPACE

# FOR LEASE

80TH STREET & HIGHWAY 30 | CEDAR RAPIDS, IA



**WSG**  
CRE  
SKOGMAN  
COMMERCIAL



# PROPERTY OVERVIEW

Build-to-suit industrial space available on +/-166.6 acres at 80th Street & Hwy 30. Zoned General Industrial, with 30' clear height and flexible configurations from 100,000 to 600,000 SF.

Property Details	
Address	80th Street & Highway 30   Cedar Rapids, IA 52404
County	Linn
Parcel #	13343-51001-00000, 13343-76001-00000, 13344-51002-00000, 13344-76002-00000, 20032-01001-00000, 20032-26001-00000, 13343-76002-00000, 220032-01002-00000
Lot Size	166.60 Acres
Zoning	General Industrial
Clear Height	30'
RSF	Divisible from 100,000 SF - 600,000 SF
Lease Rate	\$6.95 / SF NNN
Est. Pass Through	\$1.95 / SF



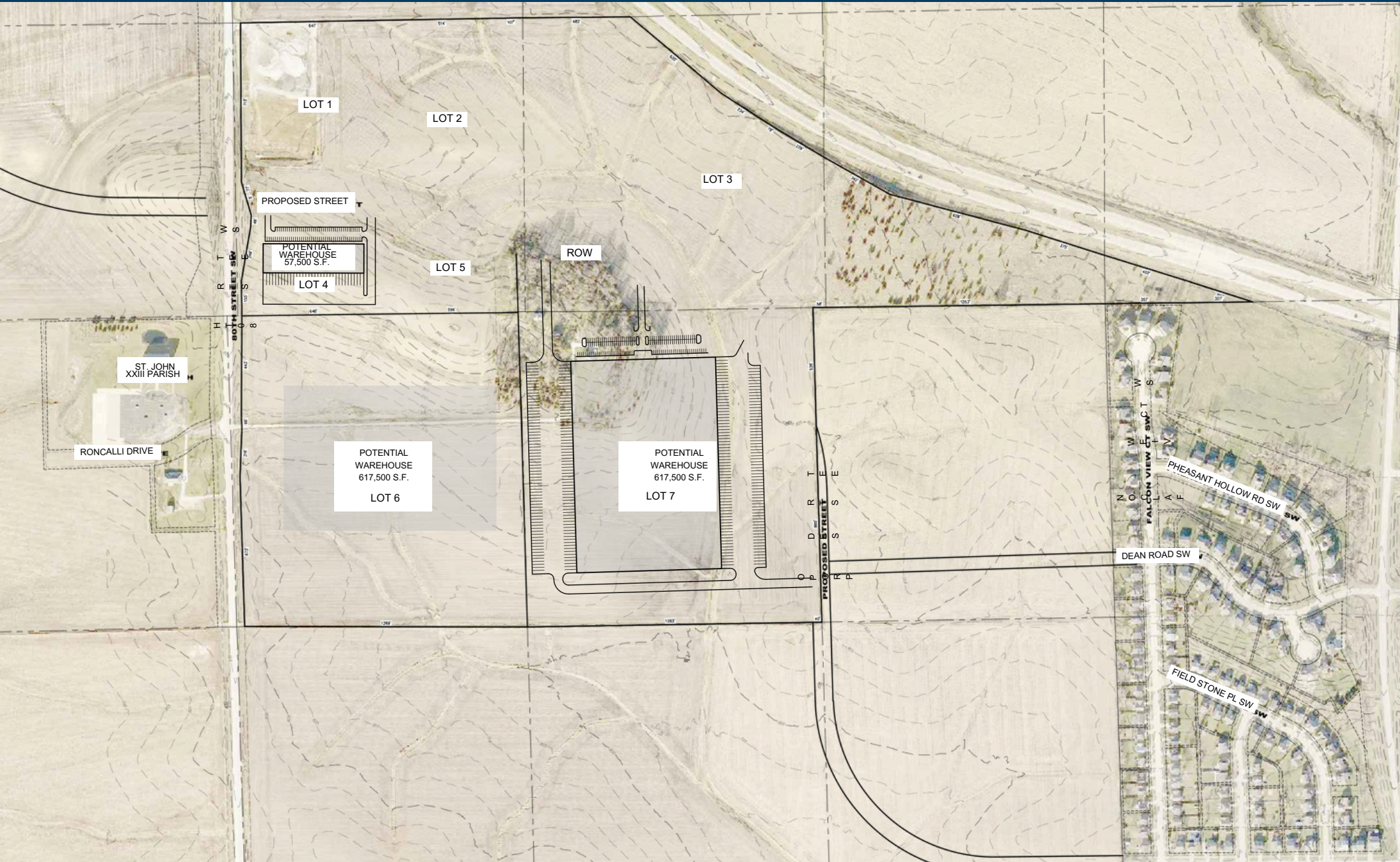


# AERIAL MAP





# SITE PLAN





# 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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