

BUILD TO SUIT OPPORTUNITY

FOR LEASE

7,500+ SF AVAILABLE

3324 SOUTHGATE CT SW
CEDAR RAPIDS, IOWA 52404



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REAL ESTATE

SITE HIGHLIGHTS



PREMISES

\$9.35 PSF NNN

Pass-Throughs Est. @ \$2.25 PSF

TI Negotiable

Lease rate subject to annual increases, pass-throughs are initial year

Rate is subject to Tenant delivery

0.562 Acres

Ideal layout for a flexible 7,500+ SF building

SITE HIGHLIGHTS

- Zoning: S-MU Community Center
- Multiple overhead doors
- Dock door option
- 20' ceiling/eve height
- One owner is a licensed realtor in the State of Iowa
- Landlord delivery specs available upon request

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LOCATION HIGHLIGHTS



DEMOGRAPHIC INFORMATION

| | 1 Mile | 3 Mile | 5 Mile |
|------------------|----------|-----------|-----------|
| Population | 4,285 | 45,122 | 105,899 |
| Households | 1,736 | 19,060 | 45,218 |
| Median HH Income | \$56,478 | \$58,867 | \$65,776 |
| Median Net Worth | \$85,866 | \$109,683 | \$168,943 |

LOCATION HIGHLIGHTS

- This site is located conveniently just off 33rd Avenue SW with seamless access to I-380, offering convenience and accessibility for your business requirements.
- This parcel is perfectly suited for light commercial facility, a spacious warehouse or flex space use.

SURROUNDING BUSINESSES

Casey's, Wendy's, Cancun Mexican Grill & Bar, Burger King, SureStay By Best Western, Quality Inn, Super 8, Perkins Restaurant, Los Compadres, The Cleaning Authority, Holiday Inn Express, Motel 6, Wells Fargo Bank, Why USA Easter Iowa Realty, Don Hummer Trucking, LTI Delivers, Southgate Self Storage, Corridor Network Construction, Warepak Corporation, Ramada Hotel and Convention Center, Quaker Oats, Ryder/Pepsico Warehouse, Taco Bell, Scores on 33rd, McDonald's, Fairfield Inn, Econo Lodge, Greentech Renewables, Cummins Sales and Service and more.

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