

3230 N CENTER POINT RD
ROBINS, IA 52302

WAREHOUSE BAYS

FOR LEASE | 1,058 - 3,555 SF



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

MICHAEL GIBBS
319.731.3417
mgibbs@gldcommercial.com

PROPERTY OVERVIEW

Warehouse bays for lease right off I-380 and County Home Rd. Suite 401/402 is 3,555 SF with one built out office, restroom, mezzanine storage, and two (2) 14' overhead doors. Suite 403 is 1,056 SF with no restroom and one (1) 14' overhead door. Suite 404/405 is 2,228 SF with no restroom and two (2) 14' overhead doors. Landlord would consider building a restroom in the space for a qualified tenant. All leases will be modified gross with Tenants only additional expenses being separately metered utilities and trash removal. Please reach out to the listing agent for more details.

OFFERING SUMMARY

Lease Rate:	\$1,000 - 3,511 per month (MG)
Building Size:	6,840 SF
Available SF:	1,058 - 3,555 SF
Lot Size:	0.48 Acres
Year Built:	2021
Zoning:	C-2, Highway Commercial



EXECUTIVE SUMMARY

3230 N CENTER POINT RD, ROBINS, IA 52302

LEASE SPACES

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LEASE INFORMATION

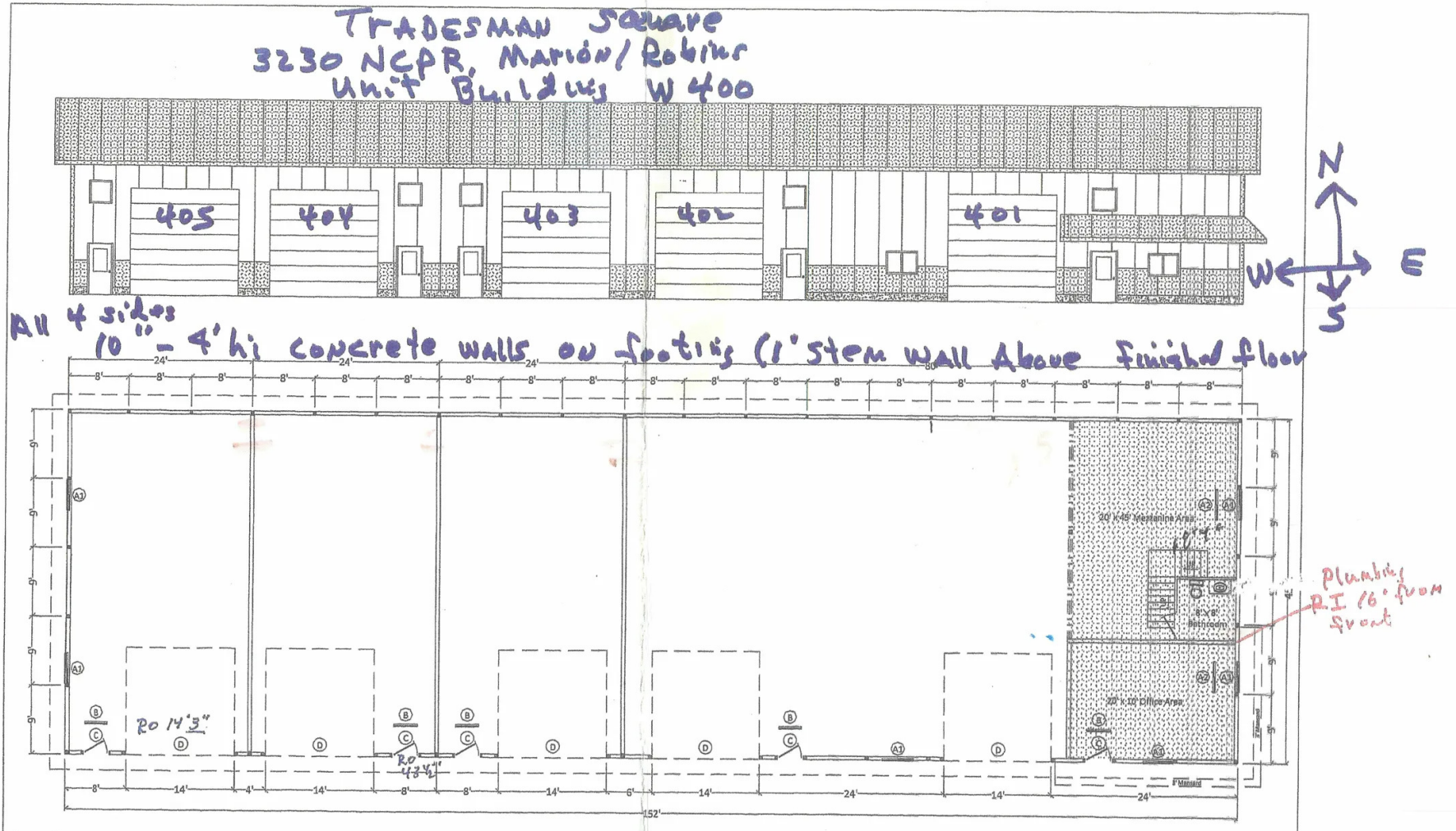
Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,058 - 3,555 SF	Lease Rate:	\$1,000 - \$3,511 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 401/402	Available	3,555 SF	Modified Gross	\$3,511 per month
Suite 403	Available	1,058 SF	Modified Gross	\$1,000 per month
Suite 404/405	Available	2,228 SF	Modified Gross	\$2,200 per month

FLOOR PLAN

3230 N CENTER POINT RD, ROBINS, IA 52302



#400 FLOOR PLAN

Alvin W. Frey
a licensed Realtor in the State of Iowa



Soldwell Banker Hedges Realty

DOOR & WINDOW LEGEND	
A	4'x6'0" Vinyl Sliding Window, Floor to Sill: A1 @ 42", A2 @ 34"
B	3'x6'0" Vinyl Fixed Window, Floor to Sill: 144" ... R.O. 36" w x 36" h
C	3'x6'0" Steel Entry Door w/ 1/2 Light Window ... R.O. 41" w x 81 3/4" h
D	14' x 14' Overhead Door 14'3" wide

Drawings Prepared By: Floyd Yelzy
KALONA POST & FRAME
2100 Hwy 22 Kalona, Ia 52247
(319) 656-4422
fryd@kalonapostandframe.com



FC LAND LLC
3215-3285 N Center Point Rd
Marion, IA. 52302

Scale: 1/16" = 1'

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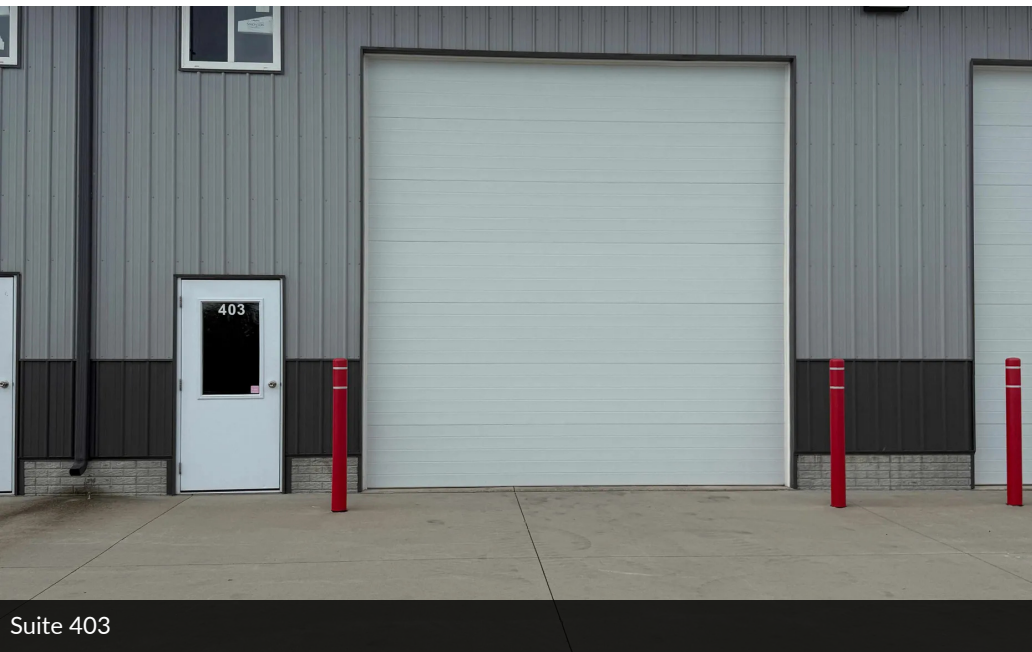
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ADDITIONAL PHOTOS

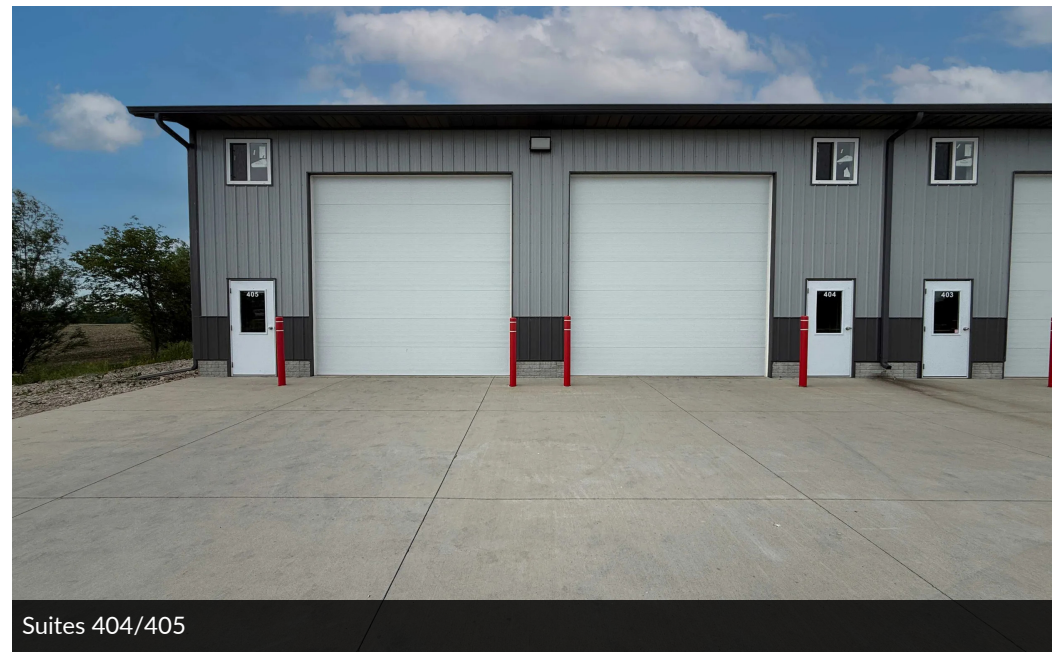
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Suites 401/402



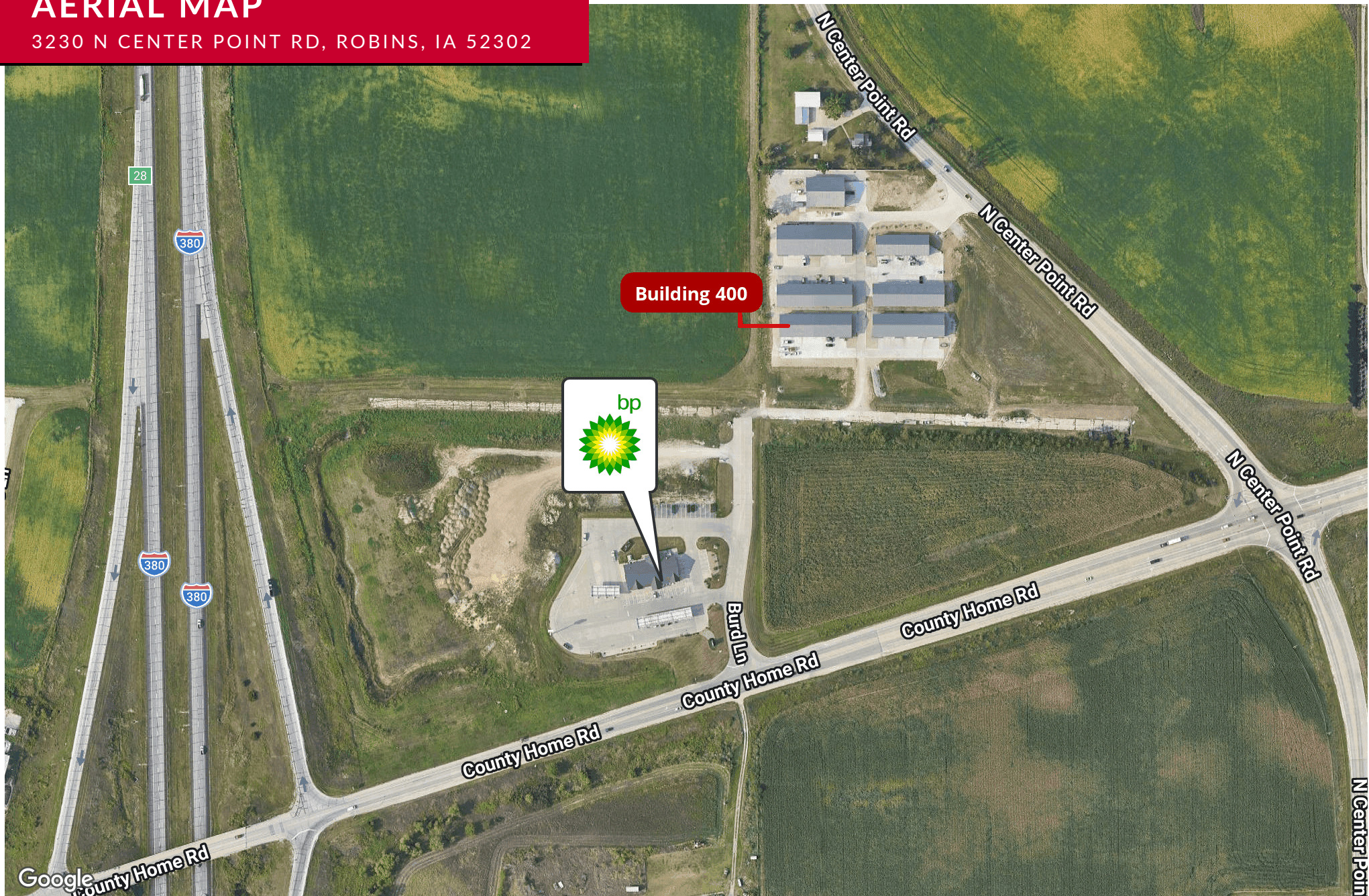
Suite 403



Suites 404/405

AERIAL MAP

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LOCATION MAP

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