



INDUSTRIAL & OFFICE SPACE

# FOR LEASE

2976 73<sup>RD</sup> STREET | ATKINS, IA



**WSG**  
CRE  
SKOGLMAN  
COMMERCIAL



# PROPERTY OVERVIEW

## Property Details

|                     |                                                            |
|---------------------|------------------------------------------------------------|
| Address             | 2976 73 <sup>rd</sup> Street<br>Atkins, IA 52206           |
| Parcel #            | 54007750                                                   |
| County              | Benton                                                     |
| Lot Size            | 2.32 Acres                                                 |
| Available for Lease | 1,200 - 13,200 SF                                          |
| Max Contiguous      | 9,600 SF (warehouse only)<br>10,800 SF (with office suite) |
| Estimated Op. EX.   | \$1.66/SF                                                  |
| Lease Rate          | \$8.95/SF NNN (Industrial)<br>\$10.95/SF NNN (Office)      |



### Office Suite - 1,200 SF

The professional office space offers a functional layout with three private offices, a full kitchen, and a dedicated restroom. Water is included. This space is well-suited for professional services, small businesses, contractors, or other office users looking for an efficient workspace.

### Unit 2 - 3,200 SF

This 3,200 SF industrial space offers a 40' x 80' layout with 20' ceiling heights. The unit features one 24' x 16' overhead door, a restroom, LED lighting, and in-floor heating. Tenant has the ability to run electrical throughout the space, providing flexibility for a variety of industrial, warehouse, or contractor uses.

### Unit 3 - 6,400 SF

This 6,400 SF industrial space offers a functional layout with 20' ceiling heights and four overhead doors, including three 18' x 16' overhead doors and one 24' x 16' overhead door. The space is equipped with LED lighting and provides excellent flexibility for warehouse, industrial, contractor, or equipment-related uses.

### Unit 4 - 2,400 SF

This 2,400 SF industrial space features a 40' x 60' layout with 18' ceiling heights. The unit includes a 14' x 14' overhead door, Reznor heater, storage room, break room, restroom, and air conditioning. Water is included, while electrical is separately metered. This versatile space is well-suited for a variety of industrial, warehouse, contractor, or service-oriented uses.

2976 73<sup>rd</sup> Street | Atkins, IA 52206

## PROPERTY PHOTOS



150 1st Ave NE, Suite 100 | Cedar Rapids, IA 52401

[wsgcre.com](http://wsgcre.com)

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# PROPERTY PHOTOS



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## PROPERTY PHOTOS



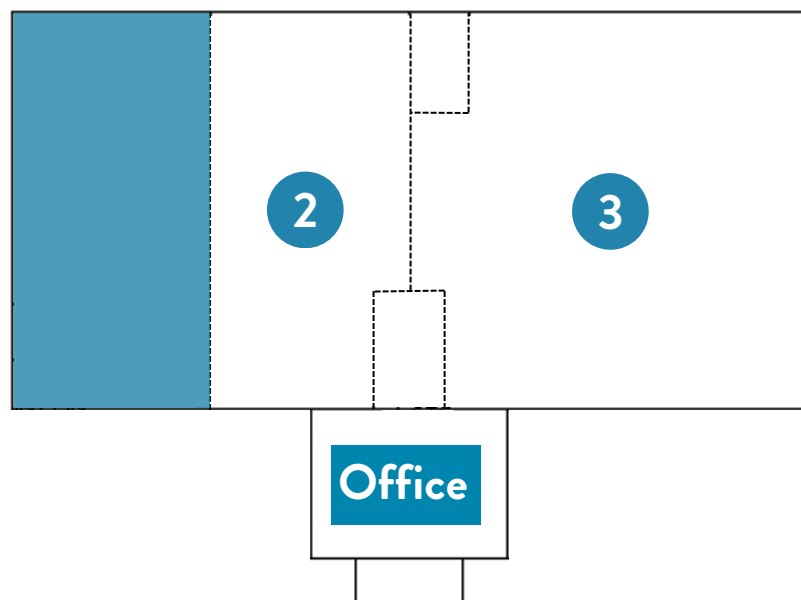
150 1st Ave NE, Suite 100 | Cedar Rapids, IA 52401

wsgcre.com



# SITE PLAN

Building A

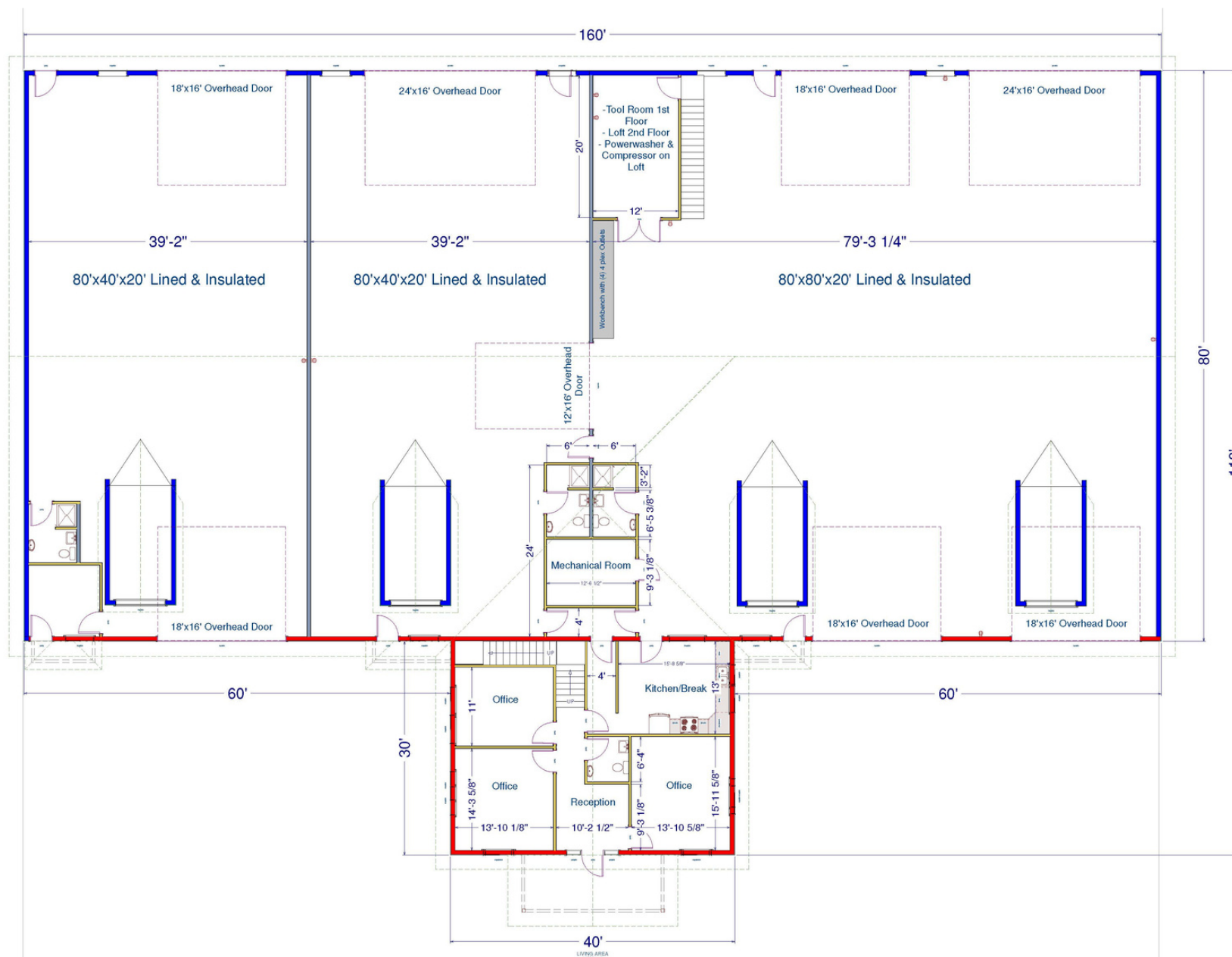


Building B



| Availability |          |         |                        |             |
|--------------|----------|---------|------------------------|-------------|
| Suite        | Size     | Ceiling | OHD                    | Price/SF    |
| 2            | 3,200 SF | 20'     | 1 (24x16)              | \$8.95 NNN  |
| 3            | 6,400 SF | 20'     | 3 (18x16)<br>1 (24x16) | \$8.95 NNN  |
| 4            | 2,400 SF | 18'     | 1 (14x14)              | \$8.95 NNN  |
| Office       | 1,200 SF | -       | -                      | \$10.95 NNN |

\* Estimated Operating Expenses \$1.66/SF



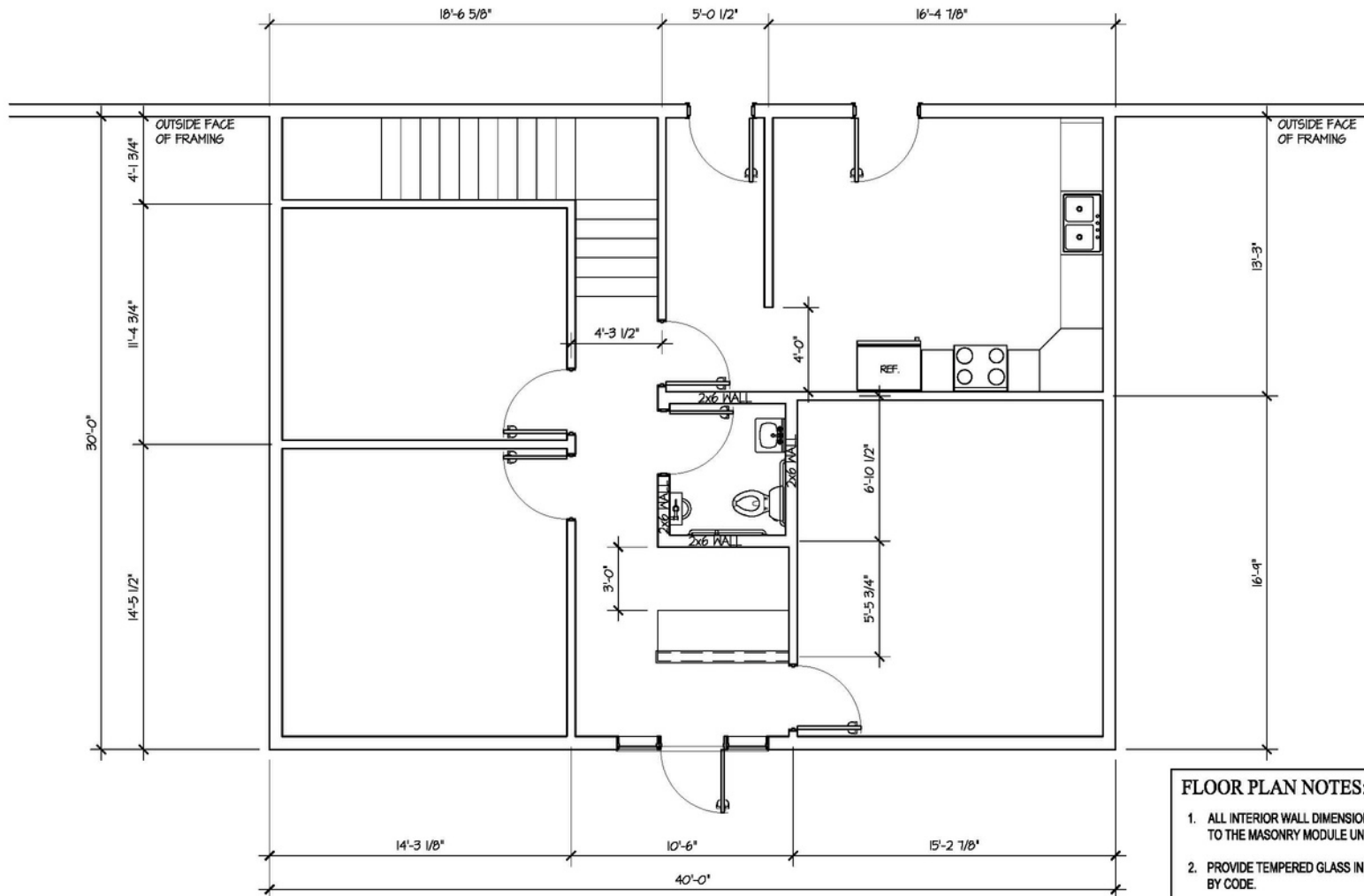
**PROJECT DESCRIPTION:**  
Schrader Tile & Terrain  
Atkins, Iowa

| NO. | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
|     |             |    |      |
|     |             |    |      |
|     |             |    |      |
|     |             |    |      |
|     |             |    |      |

|        |          |
|--------|----------|
| SCALE: | DATE:    |
| NONE   | 10/28/15 |



# OFFICE SUITE FLOOR PLAN



## Main Floor Plan

SCALE: 3/16" = 1'-0"

### FLOOR PLAN NOTES:

1. ALL INTERIOR WALL DIMENSIONS ARE TO THE CENTERLINE OF WALL OR TO THE MASONRY MODULE UNLESS NOTED OTHERWISE.
2. PROVIDE TEMPERED GLASS IN ALL WINDOWS AND DOORS AS REQUIRED BY CODE.
3. ALL SILL PLATES AND OTHER FRAMING IN CONTACT WITH GRADE OR CONCRETE ARE TO BE TREATED.
4. AT PIPE CHASES IN THE EXTERIOR WALL INSULATE BETWEEN PIPE AND EXTERIOR. DO NOT INSULATE WARM SIDE OF PIPE.
5. VERIFY ALL DUCT CHASES WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTING CHASES.
6. PROVIDE EXHAUST FAN IN EACH RESTROOM.
7. PROVIDE REDUCER STRIP AT ALL CHANGES IN FLOORING MATERIAL.
8. ALL INTERIOR WALLS ARE 2x4'S AT 16" O.C. UNLESS NOTED OTHERWISE.

| REVISION      | DATE |
|---------------|------|
| 1             |      |
| 2             |      |
| DATE OF ISSUE |      |
| 3.16.2016     |      |

EIB - Schrader Tile

Atkins, Iowa

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SHEET TITLE  
MAIN FLOOR PLAN



PROJECT NUMBER  
014-16

WSSCRED



# PARCEL MAP





# AERIAL MAP





# ATKINS OVERVIEW

Atkins is one of the fastest-growing communities in the Cedar Rapids metropolitan area, offering the advantages of small-town living with convenient access to major employment centers throughout Eastern Iowa. Located approximately 10 miles west of downtown Cedar Rapids along Highway 30, Atkins has experienced significant residential growth driven by its strong schools, high quality of life, and proximity to regional employers.

Residents benefit from excellent access to the Cedar Rapids/Iowa City Corridor, including advanced manufacturing, aerospace, healthcare, education, and logistics industries. With a highly educated workforce, strong homeownership rates, and continued residential development, Atkins has become a desirable location for families and professionals seeking a community-oriented environment while remaining connected to one of Iowa's most dynamic economic regions.



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 |



## CONTACTS



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