

INDUSTRIAL/ WAREHOUSE SPACE

FOR SALE OR LEASE

2,940 SF AVAILABLE

5364 HUTTON DR
URBANA, IOWA 52345



CRAIG BYERS, CCIM

319 360 7017

CBYERS@Q4REALESTATE.COM

JASON ROGERS

319 361 3958

JROGERS@Q4REALESTATE.COM

AUSTIN GEASLAND

319 893 3279

AGEASLAND@Q4REALESTATE.COM

1950 BOYSON RD HIAWATHA, IA 52233 | 319 294 3339 | Q4REALESTATE.COM



REAL ESTATE

SITE HIGHLIGHTS



PREMISES

\$425,000.00 Purchase Price

\$2,450 Gross/Month Lease Rate

2.96 Acre lot

Built in 2016

2,940 SF Available

SITE HIGHLIGHTS

- Zoning: Commercial
- 16' ceiling height
- (2) 14'x14' overhead doors
- Office area
- Security lighting
- Reinforced gravel driveway

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LOCATION HIGHLIGHTS



DEMOGRAPHIC INFORMATION

	1 Mile	3 Mile	5 Mile
Population	20	2,145	3,046
Households	8	803	1,140
Median HH Income	\$100,000	\$101,929	\$100,316
Median Net Worth	\$571,429	\$399,790	\$393,248

LOCATION HIGHLIGHTS

- This prime leasing opportunity in Benton County has great visibility and easy access from I-380/I-27
- Traffic counts exceed 30,000 vehicles per day
- With immediate I-380 access and strategic location between Cedar Rapids and Waterloo, Urbana delivers the connectivity and convenience your business needs to thrive

SURROUNDING BUSINESSES

Casey's, FedEx, Design Homes, Diamond Bar K Transport, All Terrain Customs, Bish's RV, Urbana Inn & Suites, Griffith Homebuilders, Albert Auto Service, Iowa DOT Maintenance Garage, Aura Cacia A Division of Frontier Co-op, Clickstop, Jolt Systems, and more

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