

**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors

**850 MANN RD SW**

CEDAR RAPIDS, IA

**Josh Seamans, CCIM**  
Senior Vice President  
+1 319 213 4884  
jseamans@iowaca.com

**Gabe Golberg**  
Associate  
+1 319 538 8213  
ggolberg@iowaca.com

2720 1st Ave NE  
Suite 212  
Cedar Rapids, Iowa 52402  
Main +1 319 229 1003  
iowacommercialadvisors.com

**FOR SALE**  
CLIMATE-CONTROLLED  
SELF STORAGE/WAREHOUSE



*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*



# 850 MANN RD SW CEDAR RAPIDS, IA

**FOR SALE / \$8,800,000**

**BUILDING SIZE: 110,240 SF**

**LOT SIZE: 7.56 ACRES**

**ZONED: LIGHT INDUSTRIAL (I-LI)**

**STEEL FRAME CONSTRUCTION**

**YEAR BUILT: 2008**

## PROPERTY OVERVIEW

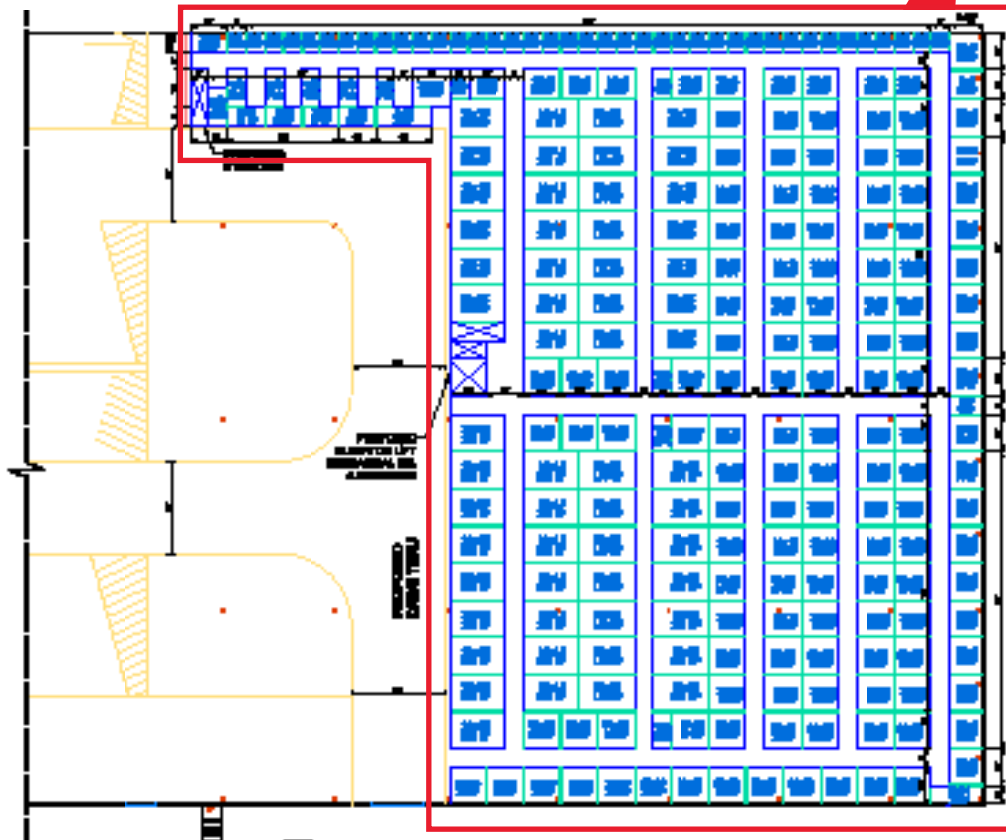
- Recently converted to climate-controlled self storage
- Substantial investment into mechanicals, electrical, security, technology, and interior finishes in 2022
- Exceptionally clean warehouse space in SW Cedar Rapids
- Conveniently located near 6th St SW (HWY 965) with easy access to I-380 & the Eastern Iowa Airport
- High bay 26' sidewall with 24' clear ceiling height
- ESFR sprinkler system throughout
- T-5 high efficiency fluorescent lighting
- 2 overhead doors with the ability to add more
- 6 docks removed that can easily be reinstalled – room for additional docks to be added
- Gated property with security system

## PROPERTY LAYOUT

WAREHOUSE



## MEZZANINE LAYOUT





# UNIT MIX

Unit Descr.	Width	Length	Square Feet	# of Units	Total Area
FF 5' x 4'	5	4	20	14	280
FF 6' x 4'	6	6	24	1	24
FF 5' x 5'	5	5	25	1	25
FF 10' x 4'	10	4	40	2	80
FF 5' x 9'	5	9	45	5	225
FF 5' x 10'	5	10	50	2	100
FF 10' x 5'	10	5	50	1	50
FF 6' x 9'	6	9	54	1	54
FF 9' x 6'	9	6	54	1	54
FF 5.5' x 10'	5.5	10	55	3	165
FF 10' x 6'	10	6	60	3	180
FF 8' x 9'	8	9	72	3	216
FF 7.5' x 10'	7.5	10	75	2	150
FF 10' x 8'	10	8	80	13	1040
FF 9' x 9'	9	9	81	1	81
FF 8.5' x 10'	8.5	10	85	2	170
FF 10' x 9'	10	9	90	22	1980
FF 10' x 10'	10	10	100	56	5600
FF 12' x 9'	12	9	108	1	108
FF 10' x 12'	10	12	120	12	1440
FF 12' x 10'	12	10	120	1	120
FF 10' x 13'	10	13	130	30	3900
FF 10' x 15'	10	15	150	52	7800

Unit Descr.	Width	Length	Square Feet	# of Units	Total Area
FF 10' x 20'	10	20	200	14	2800
FF 10' x 24'	10	24	240	1	240
FF 12' x 20'	12	20	240	6	1440
FF 10' x 25'	10	25	250	22	5500
FF 10' x 30'	10	30	300	13	3900
SF 5' x 4'	5	4	20	31	620
SF 5' x 8'	5	8	40	2	80
SF 5' x 9'	5	9	45	1	45
SF 10' x 5'	10	5	50	12	600
SF 5' x 14'	5	14	70	1	70
SF 10' x 7'	10	7	70	4	280
SF 8' x 9'	8	9	72	1	72
SF 5' x 15'	5	15	75	1	75
SF 10' x 8'	10	8	80	8	640
SF 10' x 9'	10	9	90	30	2700
SF 10' x 10'	10	10	100	104	10400
SF 10' x 15'	10	15	150	50	7500
OA 10' x 20'	10	20	200	38	7600
OA 12' x 25'	12	25	300	1	300
OA 12' x 35'	12	35	420	1	420
OA 12' x 40'	12	40	480	19	9120
IA 12.5' x 25'	12.5	25	312.5	34	10625
IA 12.5' x 40'	12.5	40	500	34	17000
				657	105869

## KEY

**FF** - First Floor  
**SF** - Second Floor  
**OA** - Outdoor Area  
**IA** - Indoor Area



# 850 MANN RD / CEDAR RAPIDS, IA



# ICR IOWA



**Cedar Rapids is a vibrant city** - you will find that Cedar Rapids offers one of the best places to work, live, and play in the Midwest. Cedar Rapids offers a unique balance of big city amenities and is known as “The City of Five Seasons.” The fifth season affords us time to enjoy all other seasons and to enjoy life.

As the second-largest city in the state of Iowa, Cedar Rapids is:

- the largest corn-processing city in the world
- one of the leading manufacturing regions in the United States
- one of the leading bio-processing and food ingredient centers in North America

Cedar Rapids is home to almost 300 different manufacturing plants and two dozen Fortune 500 Companies including Collins Aerospace, AEGON, General Mills, Cargill, Penford, Quaker Oats, Archer Daniels, Midland, and Nordstrom.

## 7 COUNTIES

- Benton County
- Cedar County
- Iowa County
- Johnson County
- Jones County
- Linn County
- Washington



**729,401**  
WORKFORCE  
POPULATION



**95%**  
EDUCATIONAL  
ATTAINMENT



**36**  
MEDIAN  
AGE



**8.9%**  
EMPLOYMENT  
GROWTH RATE



**IOWA RANKED #1  
OVERALL BEST  
STATE**

**\$1,227,628,806**  
ANNUAL GOODS EXPORT

**487,106**  
POPULATION



**#2 BEST COST OF  
DOING BUSINESS**



**JOSH SEAMANS, CCIM**

Senior Vice President  
+1 319 213 4884  
jseamans@iowaca.com

**GABE GOLBERG**

Associate  
+1 319 538 8213  
ggolberg@iowaca.com



*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



Iowa Commercial Advisors