



TOOLBOX

FLEX SUITES



FOR SALE & FOR LEASE | 1,731 - 35,000 SF

10225 EARHART LN SW
CEDAR RAPIDS, IA 52404

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**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

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UNITS FOR LEASE: \$7.95/SF NNN
AVAILABLE SPACE: 1,731-35,000 SF
OPEX: \$1.85/SF

UNITS FOR SALE: \$140/SF | \$242,340-\$245,000
**PLEASE CALL BROKER FOR HOA FEE*

Property Features

- Introducing Toolbox Flex Suites, a premier 35,000 square foot facility situated in the highly sought-after Cedar Rapids South I-380 Corridor. With immediate access to Hwy 30, I-80, downtown Cedar Rapids, and Iowa City, our location offers unmatched convenience. Our suites range from 1,750 to 10,500 contiguous square feet and provide customizable build-to-suit options to cater to diverse needs, from startups and expanding businesses to high-end boat/RV storage, craftsmen, hobbyists, and personal retreats like man caves and she sheds.
- Tenants benefit from easy access and ample parking, making it perfect for customer-facing storefronts or showrooms. The 18' ceilings allow for the addition of a second-story office or mezzanine storage. With depths up to 53' and 14'x14' overhead doors with keypad entry, there's plenty of space for luxury RVs, equipment trailers, or multiple vehicles. Each suite includes a finished, ADA-compliant bathroom, floor drain, high bay LED lighting, and a Reznor shop heater.
- This facility boasts top-tier amenities such as all-concrete drives, 24-hour video surveillance, and bright exterior lighting. Tenants can proudly display their business name and logo on the multi-tenant monument sign at the entrance and on the illuminated sign location on the front of each unit.



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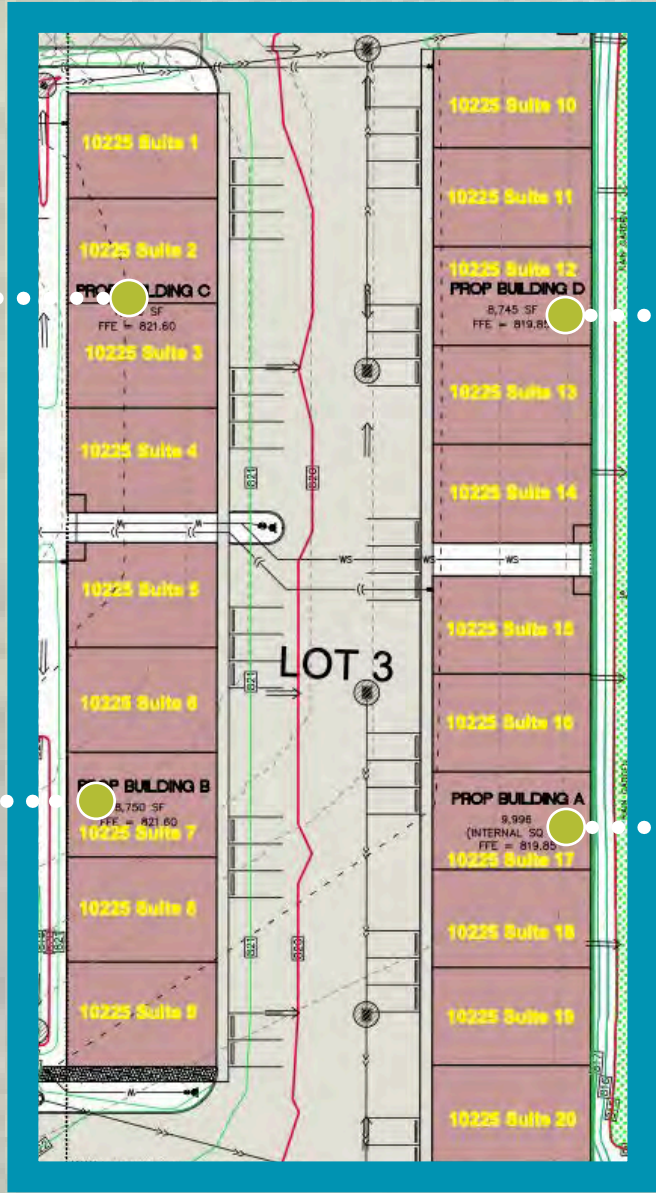
BUILDING C

BUILDING D

EARHART LN SW

BUILDING B

BUILDING A



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EASTERN IOWA AIRPORT
FLYCID

WORLEY
An integrated logistics company.

Peterbilt

Casey's

Ld DRUG STORE
PRODUCTS

MODERN

ALRO
Alro Steel

Pearson

INTERSTATE
380

53,600 VPD

SITE →



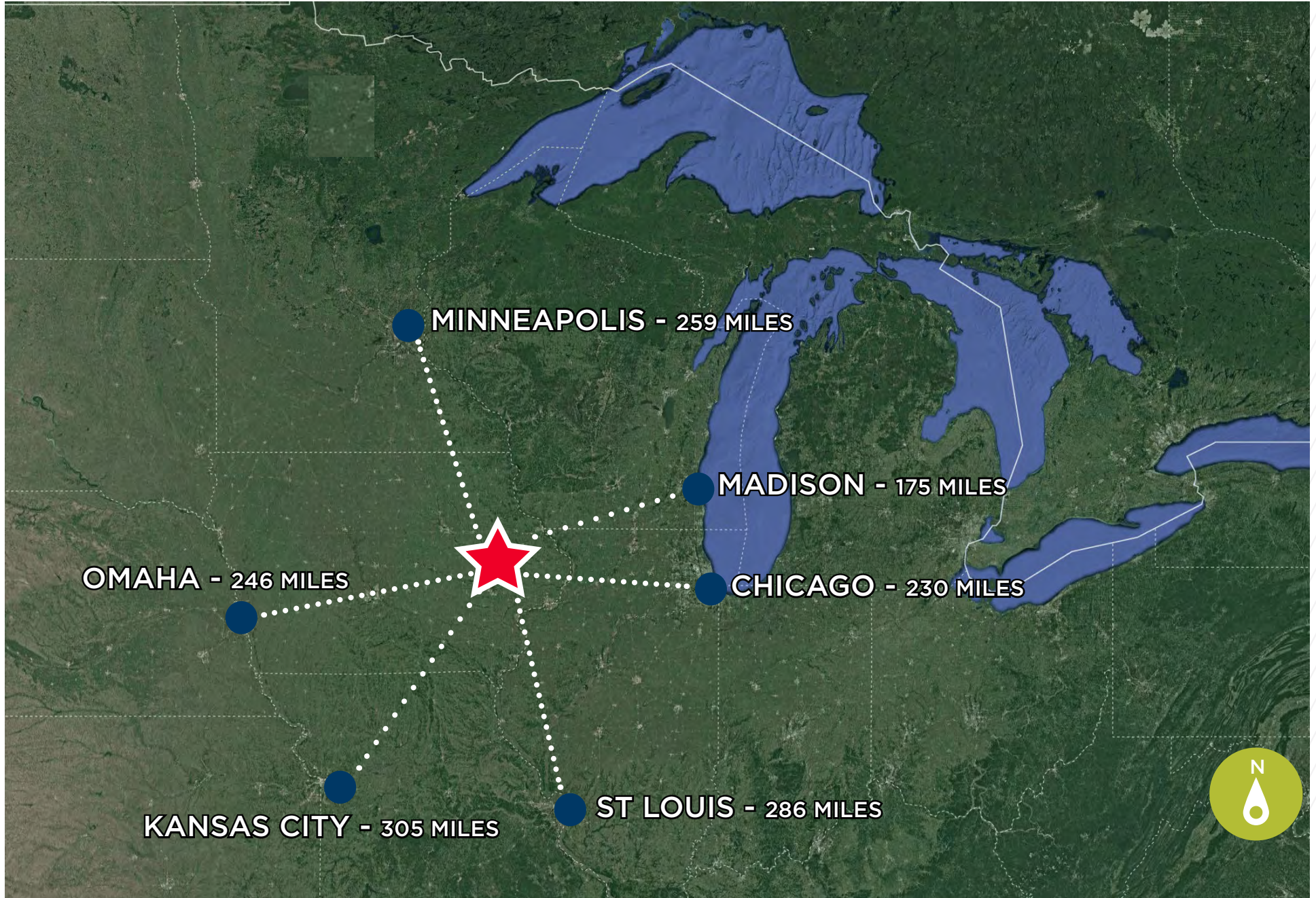
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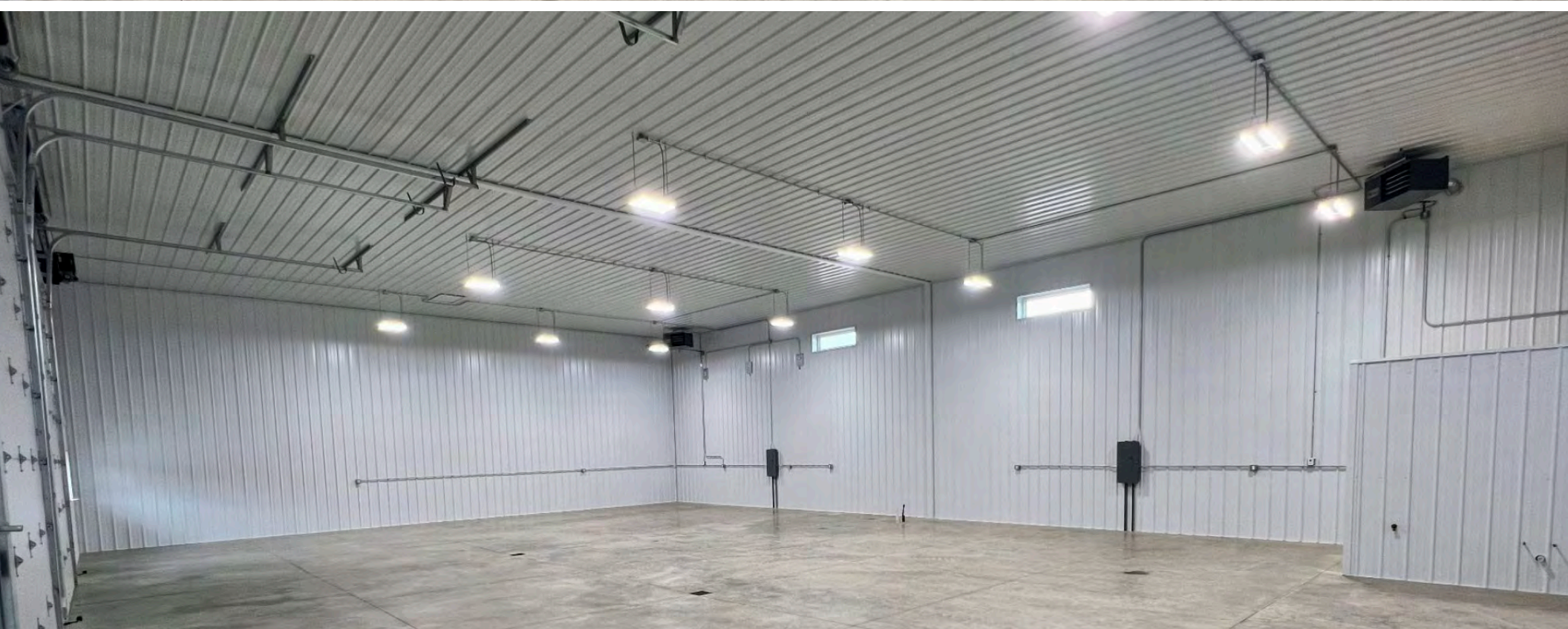
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EXTERIOR PHOTOS



INTERIOR PHOTOS





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FOR MORE INFORMATION, CONTACT:

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