

FOR SALE

OFFICE, WAREHOUSE

34 43RD AVE SW | CEDAR RAPIDS, IA



CHRISTINA AXVIG
REALTOR
Licensed in the State of Iowa

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REALTY87
COMMERCIAL

5408 Blairs Forest Way NE
Cedar Rapids, IA | 52402

Buyer to verify all information.
Information is deemed reliable, but not guaranteed.
Data: Realtor Property Resource (RPR) &/or IowaDOT
Each office is independently owned and operated.

PROPERTY SUMMARY

THE SUMMARY

ADDRESS: 34 43rd Ave SW | Cedar Rapids, IA | 52404

GROSS SQUARE FEET: 22,520

PRICE: \$1,500,000

ACRES: 1.72

THE DETAILS

WAREHOUSE 1:

- 7,200sf pole frame
- Built 1979
- No heat
- 16' sidewall
- 14' overhead door

WAREHOUSE 2:

- 6,350sf pole frame
- Built 1979
- No heat
- 16' sidewall
- 14' overhead door

WAREHOUSE 3:

- 3,990sf pole frame
- Built 1968
- No heat
- 16' sidewall
- 14' overhead door

WAREHOUSE 4:

- 2,880sf steel frame
- Built 1968
- 3-phase power heat
- 12' sidewall
- 10' overhead door

- (3) loading docks off 43rd Ave

OFFICE BUILDING:

- 2,100sf
- Built 2018
- Can add additional offices within or west of building



PROPERTY PHOTOS



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AERIAL MAP



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LOCATION



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