

LUXURY COMMERCIAL TOY BOX OR SHOP FOR SALE



530 Aircom Drive Unit 1A Marion, IA



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SKOGMAN
REALTY

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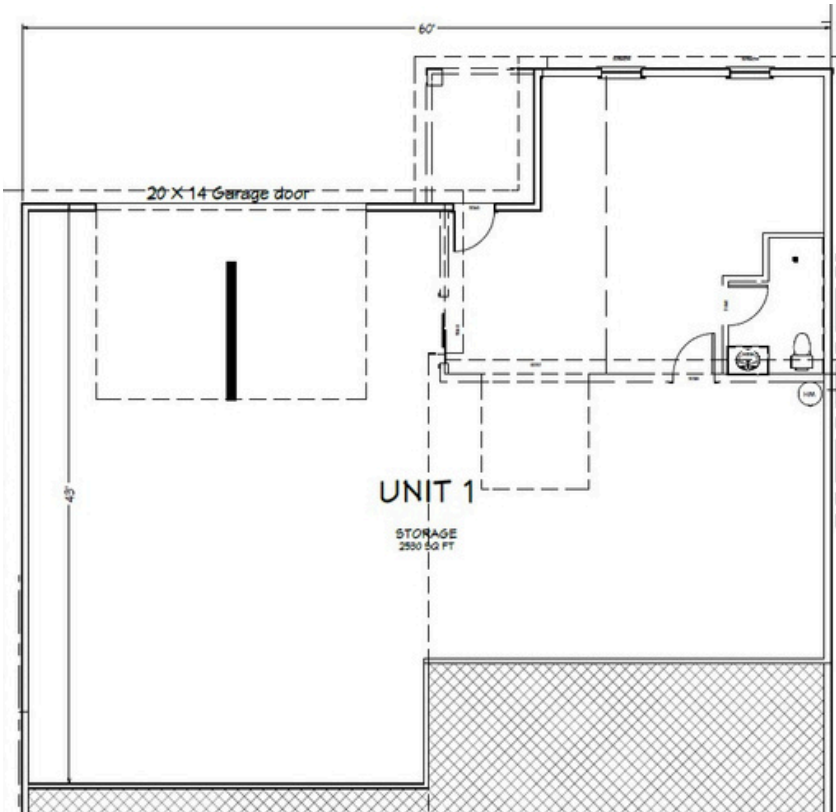
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OFFERING SUMMARY

- 530 Aircom Drive Unit 1A Marion, IA 52302
- Offered at \$350,000
- 2,530 Sq Ft Building
- Newly constructed, completed in 2025
- Commercial Condo with build out capabilities
- 16 Foot sidewalls, 10 Foot Flex Space Ceiling
- Steel framed, insulation and lined
- 14' x 20' insulated overhead door with opener
- Concrete approach & access
- Pre plumbed for bathroom
- Trough Floor Drain
- \$100/Month HOA Fee covers snow removal, lawn care, stormwater detention and master insurance policy. \$250 HOA start up fee.
- Built by Abode Construction Inc.
- Mid American, REC, Marion City Water & Sewer, Imon Fiber/Phone, Private Trash

PROPERTY HIGHLIGHTS

- City Utilities
- 4 Miles to Downtown Marion
- 11 Miles to Downtown CR
- 2 Miles to Hwy 100
- 6 Miles to I380



Newly constructed luxury commercial toy box or shop in Marion Aircom Commercial Park development completed in 2025. Vanilla box pricing with option to upgrade to finish custom specifications. Price reflects a \$50,000 buyer build out allowance. The property may also be purchased without the build out allowance in it's current condition. Steel structure with spray foam insulation, trough floor drain, 200 amp electrical service, pre plumbed for bathroom, hanging gas furnace, office build out capabilities, commercial insulated 14 x 20 garage door. Adjacent to Marion Airport, close to Hwy 151 and 13, 4 Miles to downtown Marion, 11 Miles to Cedar Rapids. \$100/ month HOA fee covers snow removal, lawn care, stormwater detention and master insurance policy. \$250 HOA start up fee. Perfect opportunity for business, luxury storage options or your personal use.

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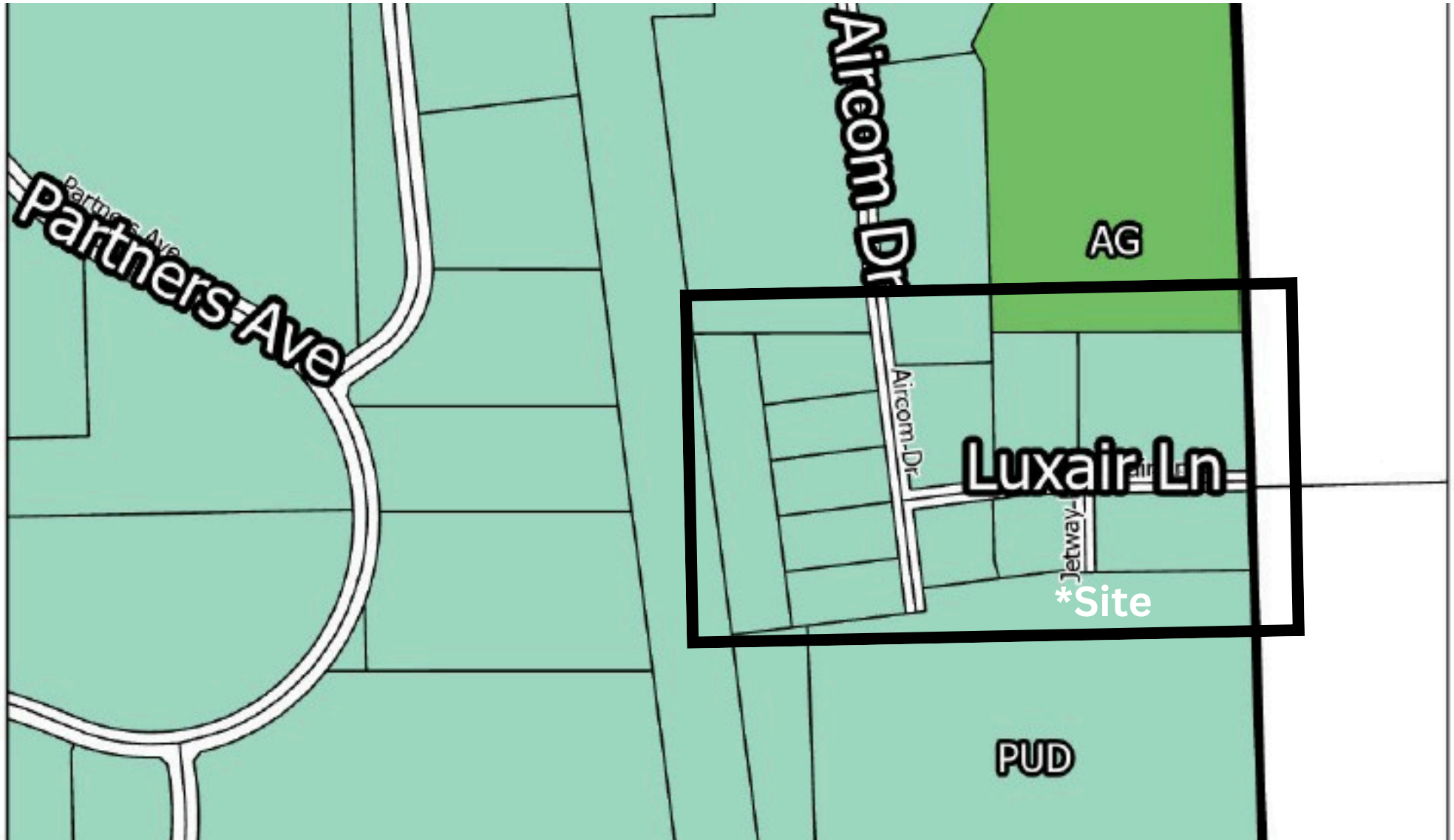
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MARION ZONING MAP





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