



NEW CONSTRUCTION WAREHOUSE
FOR LEASE
9900 6TH STREET SW | CEDAR RAPIDS, IA



WSG
CRE
SKOGLMAN
COMMERCIAL



PROPERTY OVERVIEW

New construction flex warehouse at the entrance of Midwest Commerce Park – fronting HW-965/ 6th street with visibility from I-380. Great access to interstate and airport, blocks from the Wright Bros/ Eastern Iowa Airport exit. Modern, food grade construction with 30-34' clear and ESFR sprinkler for high bay storage. Generous dock capability and drive in overhead doors available. The building is divisible- Building is 300' deep. Centrally located between Chicago, Kansas City, Minneapolis, St. Louis, Des Moines, and Omaha. Landlord willing to amortize additional tenant improvements over the term of the lease for qualified tenants. *One or more of the members of the ownership entity is a licensed Realtor in the state of Iowa.*



PROPERTY OVERVIEW

Address	9900 6 th Street SW, Cedar Rapids, IA
Building Size	60,000 SF
Space Available for Lease	15,000 SF
Lot Size	6.06 Acres
Zoning	Light Industrial
Clear Height	30'-34' 50' bay spacing
Lighting	ESFR
Docks	Two (2) 10' x 9' docks with hydraulic levelers. One additional dock or overhead door can be added.
County	Linn
Utilities	City Water and Sewer
Parcel #	192917601100000
Property Taxes	\$19,140
Estimated Pass Through Expense	\$1.95/SF
Lease Rate	\$7.45/SF NNN

9900 6TH STREET SW | CEDAR RAPIDS, IA

PROPERTY PHOTOS



Available



417 1st Avenue SE | Cedar Rapids, IA 52401

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PROPERTY PHOTOS

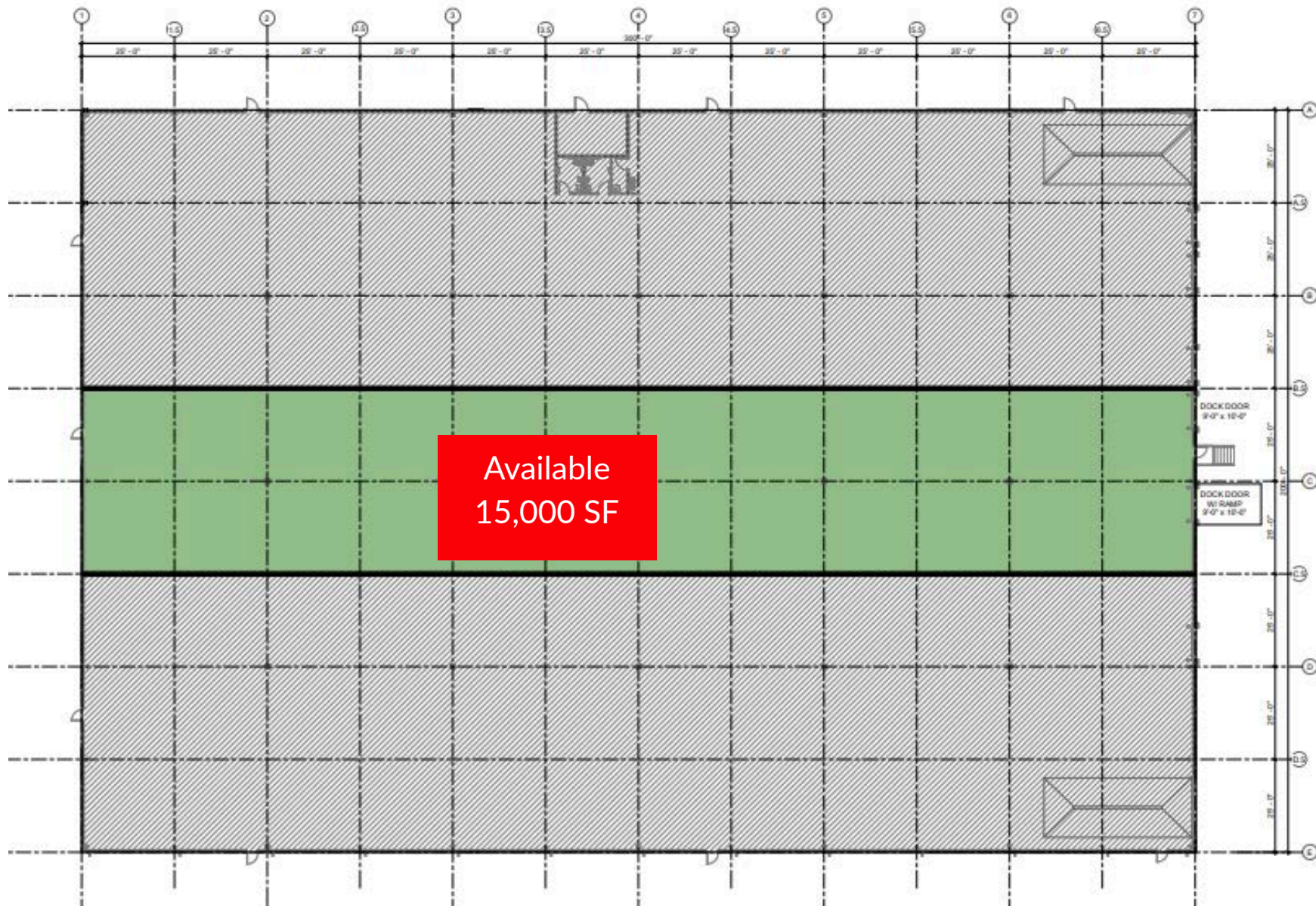


417 1st Avenue SE | Cedar Rapids, IA 52401

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FLOOR PLAN





AERIAL MAP





AERIAL MAP



CEDAR RAPIDS MSA



Cedar Rapids offers a prime location for industrial investment with its strategic position along major transportation corridors, including I-380, rail lines, and the Eastern Iowa Airport. The city features an extensive infrastructure supporting manufacturing and logistics, bolstered by its central Midwest location for efficient distribution. With a business-friendly environment and access to a skilled workforce, Cedar Rapids is well-suited for industrial growth and expansion.



Largest corn-processing city in the world



Second largest producer of wind energy in the U.S.



One of the leading manufacturing regions in the U.S.

Cedar Rapids MSA


Population	276,520
Jobs	134,707
Companies	8,462
Counties	3
Cities	86
School Districts	18
Colleges & Universities	6

Top Employers

Collins Aerospace	9,400
TransAmerica	3,800
Unity Point Health	2,979
Cedar Rapids Community	2,879
Nordstrom Direct	2,150



TRANSPORTATION

 <i>from Cedar Rapids</i>	Miles	Hours
Chicago, IL	257	3.75
Omaha, NE	258	3.75
St. Louis, MO	281	4.25
Indianapolis, IN	388	5.75
Sioux Falls, SD	282	4.25
Kansas City, MO	317	4.50
Fargo, ND	358	5.25
Detroit, MI	510	7.50
Minneapolis, MN	517	7.75





EASTERN IOWA AIRPORT NON-STOP FLIGHTS



Location	Carrier
Atlanta (ATL)	Delta
Charlotte (CLT)	American Airlines
Chicago (ORD)	American Airlines / United Express
Dallas (DFW)	American Airlines
Denver (DEN)	Frontier Airlines / United Express
Detroit (DTW)	Delta
Las Vegas (LAS)	Allegiant
Los Angeles (LAX)*	Allegiant
Miami (MIA)	American Airlines
Minneapolis (MSP)	Delta
Nashville (BNA)	Allegiant
Orlando/Sanford (SFB)	Allegiant
Orlando International (MCO)	Allegiant
Phoenix/Mesa (AZA)	Allegiant
Punta Gorda/Ft. Myers (PGD)	Allegiant
Sarasota (SRQ)	Allegiant
Tampa/St. Petersburg (PIE)	Allegiant



CONTACTS



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