

WAREHOUSE & OFFICE SPACE FOR LEASE

9,780 SF AVAILABLE

1814 E AVE NE
CEDAR RAPIDS, IA 52402



PROPERTY HIGHLIGHTS

- RENTAL RATE **\$4,200 MODIFIED GROSS PER MONTH**
- TENANT PAYS **UTILITIES, TRASH, SNOW & LAWN**
- **1,172 SF OFFICE & 8,608 SF WAREHOUSE**
- **ONE 14'X18' OHD**
- **IMMEDIATE POSSESSION**

CRAIG BYERS, CCIM
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REAL ESTATE

PHOTOS



RENTAL RATE

\$4,200 MODIFIED GROSS PER MONTH

Tenant pays Utilities

Rates subject to annual increases.

Immediate Possession.

SITE HIGHLIGHTS

- 1,172 SF of Office Space, including Four (4) Private Offices and One (1) Break Room
- 8,608 SF of Warehouse Space including One (1) 14'x18' OHD
- One (1) 8'x14' and One (1) 8'x8' Optional Dock Doors
- Three-Phase Power

LOCATION HIGHLIGHTS

- Located on E Ave NE in Cedar Rapids, IA
- Zoning: U-VG (Urban Village General)
- Conveniently located near Mount Mercy's Athletic Facilities
- Inquire with Listing Broker regarding availability of adjacent vacant lot

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LOCATION MAP



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