

INDUSTRIAL PROPERTY FOR SALE

Size: 24,766 SF

941 66TH AVE SW
CEDAR RAPIDS, IA 52404



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,500,000
Net Real Estate Taxes:	\$37,608.00
Building Size:	24,766 SF
Lot Size:	4.13 Acres
Price / SF:	\$100.94
Year Built:	1977
Zoning:	Light Industrial

LOCATION OVERVIEW

Prime industrial location on 66th Ave SW, just 3 minutes from the Hwy 30 on-ramp and 5 minutes from the I-380 on-ramp via 6th St. SW.

PROPERTY OVERVIEW

24,766 SF industrial building for sale on 4.13 acres with opportunity for outdoor storage. This property features 16 overhead doors (14x16' and 12x14'), with 7 of these being drive-through overhead doors, a wash bay, service counter, office space, mezzanine storage, parts room, and onsite parking. Approximately 2.0 acres of vacant land sits on the south side of the building, perfectly suited for outdoor storage or an additional building. Zoned light industrial. Business is relocating in 2025, so possession date is negotiable.

PROPERTY HIGHLIGHTS

- 16 Overhead doors - 7 of these are drive-through bays
- 2 Acres +/- of vacant land perfect for outdoor storage
- Conveniently located approximately 1.5 miles from both Highway 30 and I-380

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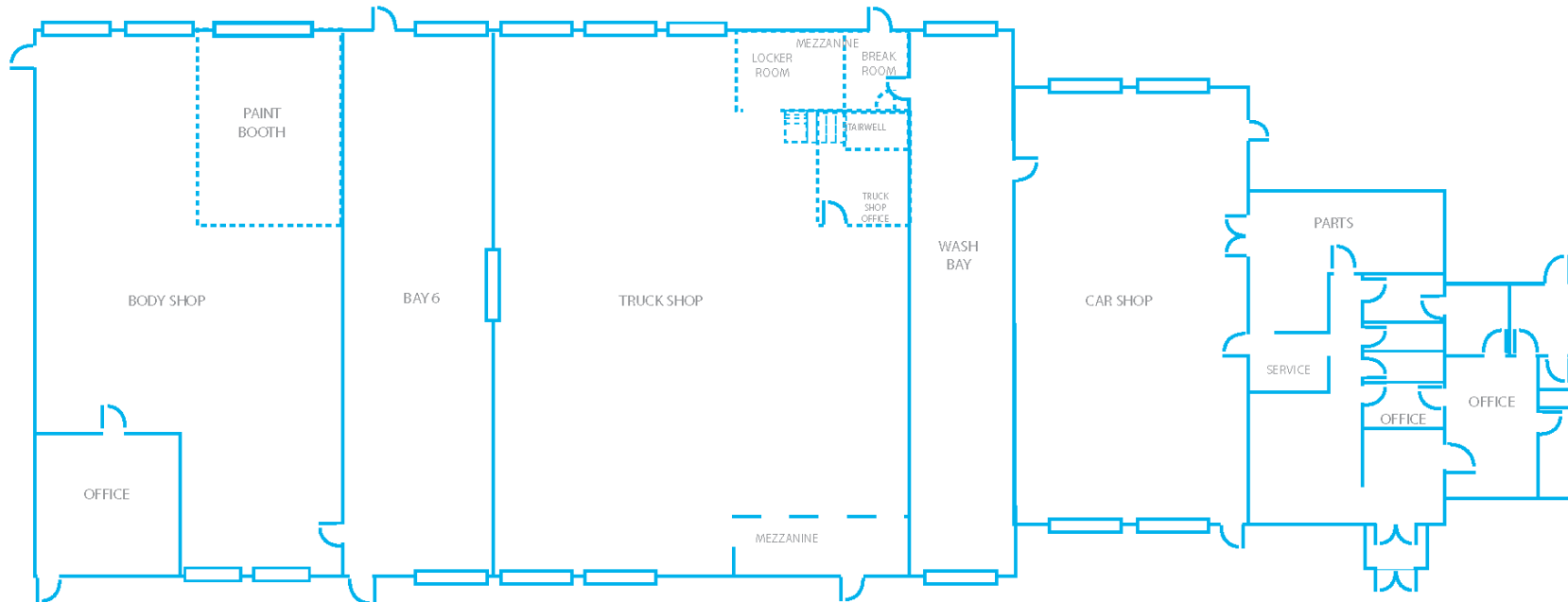
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All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.

FLOOR PLAN



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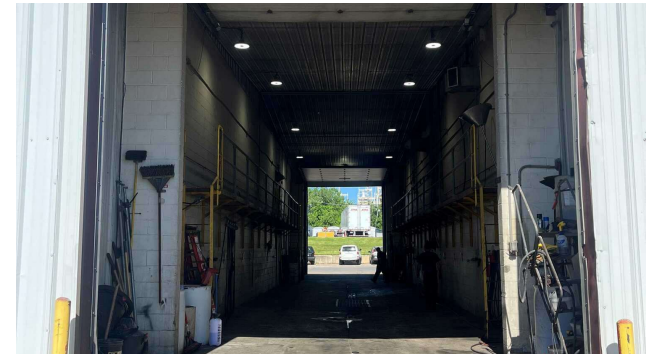
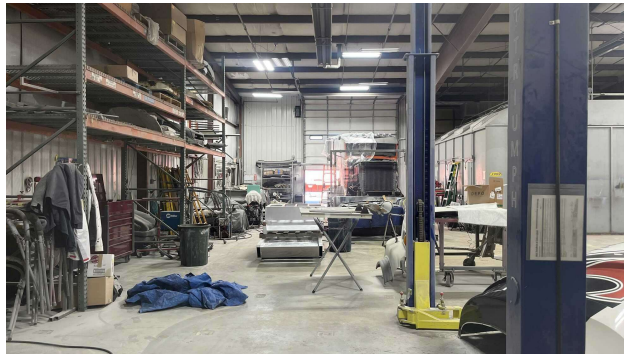
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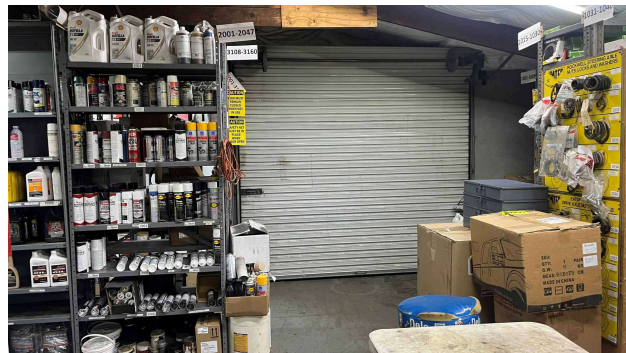
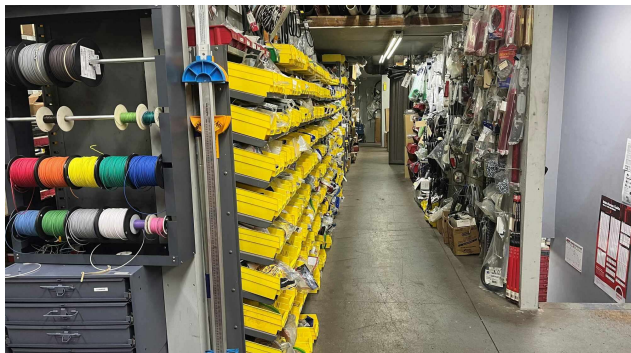
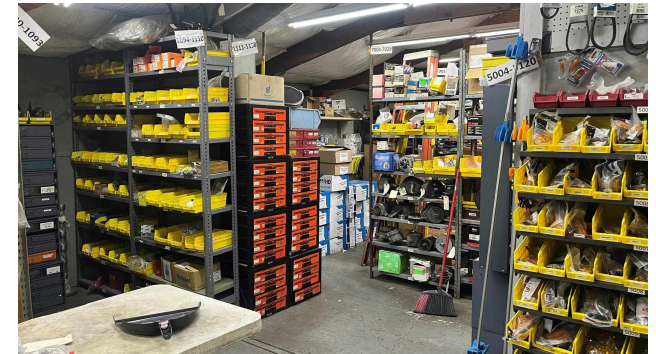
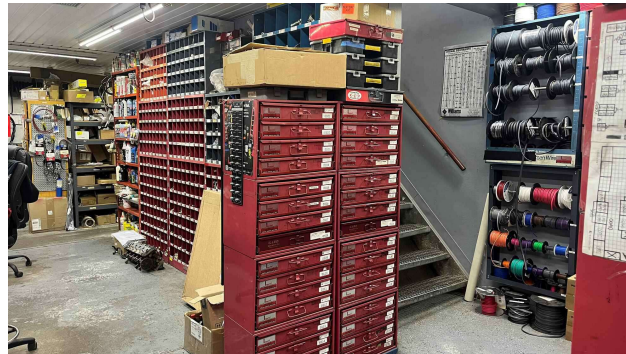
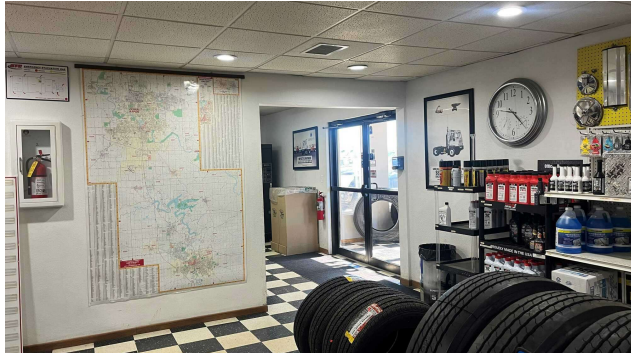
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ADDITIONAL PHOTOS



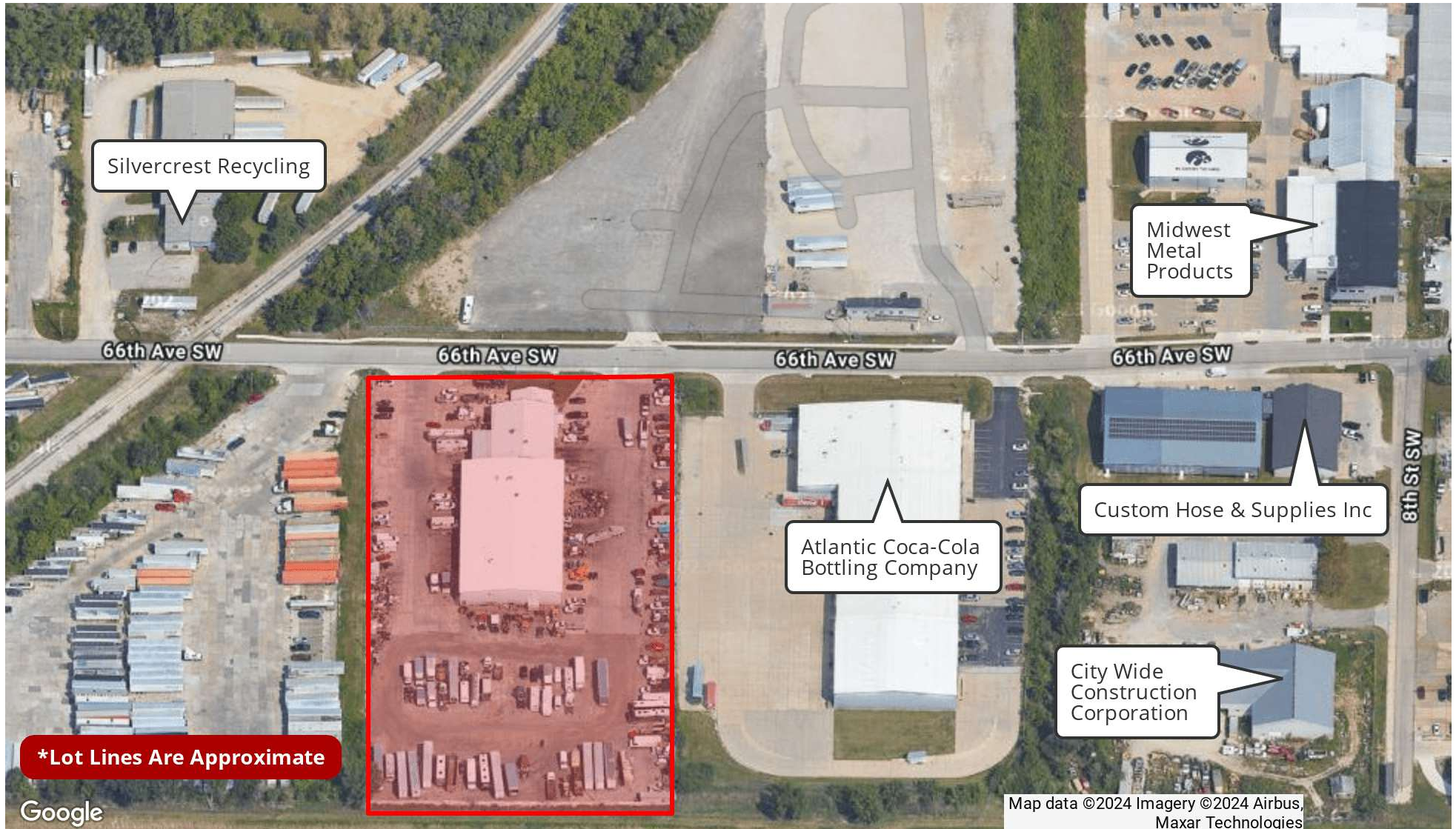
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AERIAL MAP



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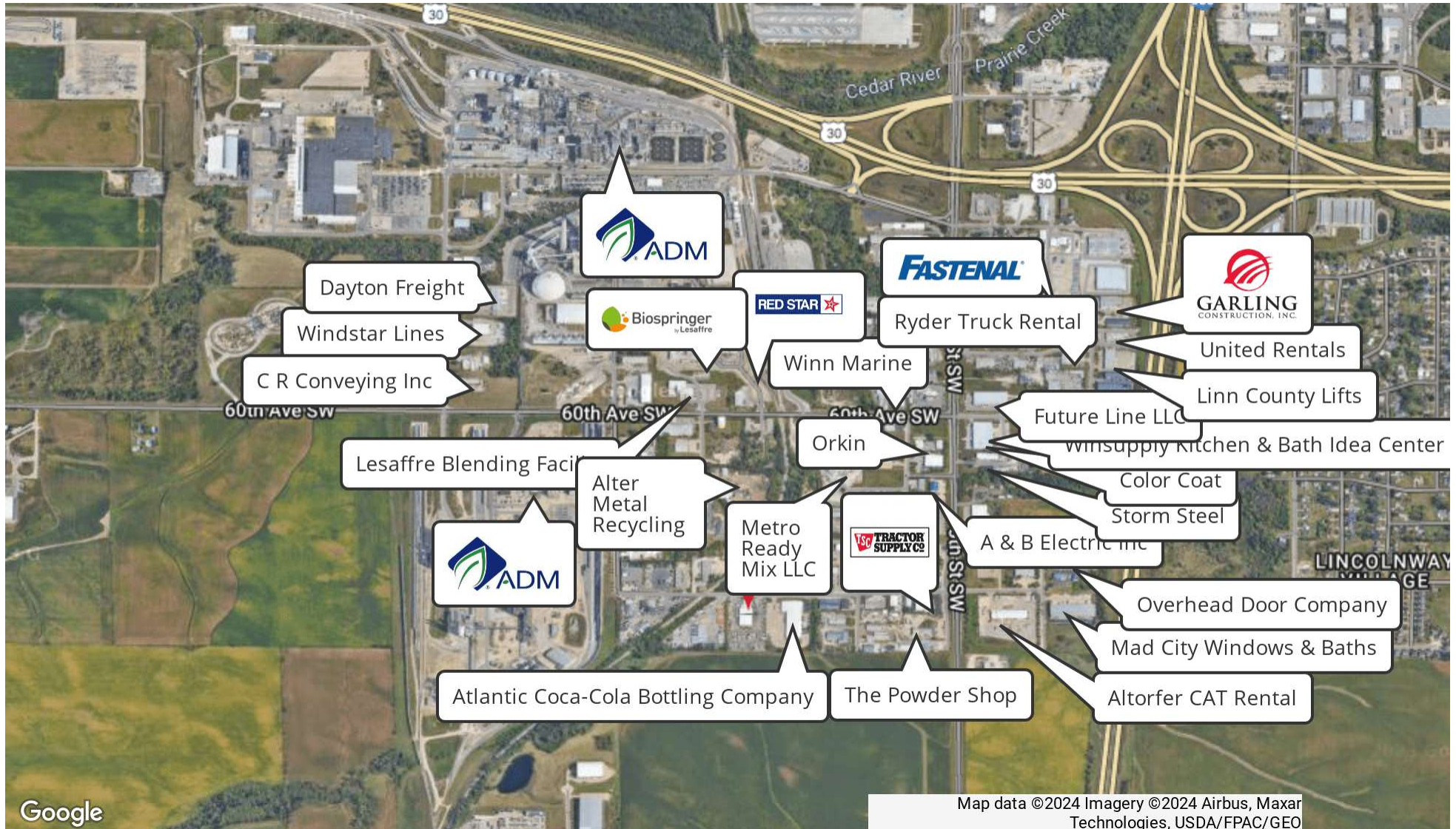
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RETAILER MAP



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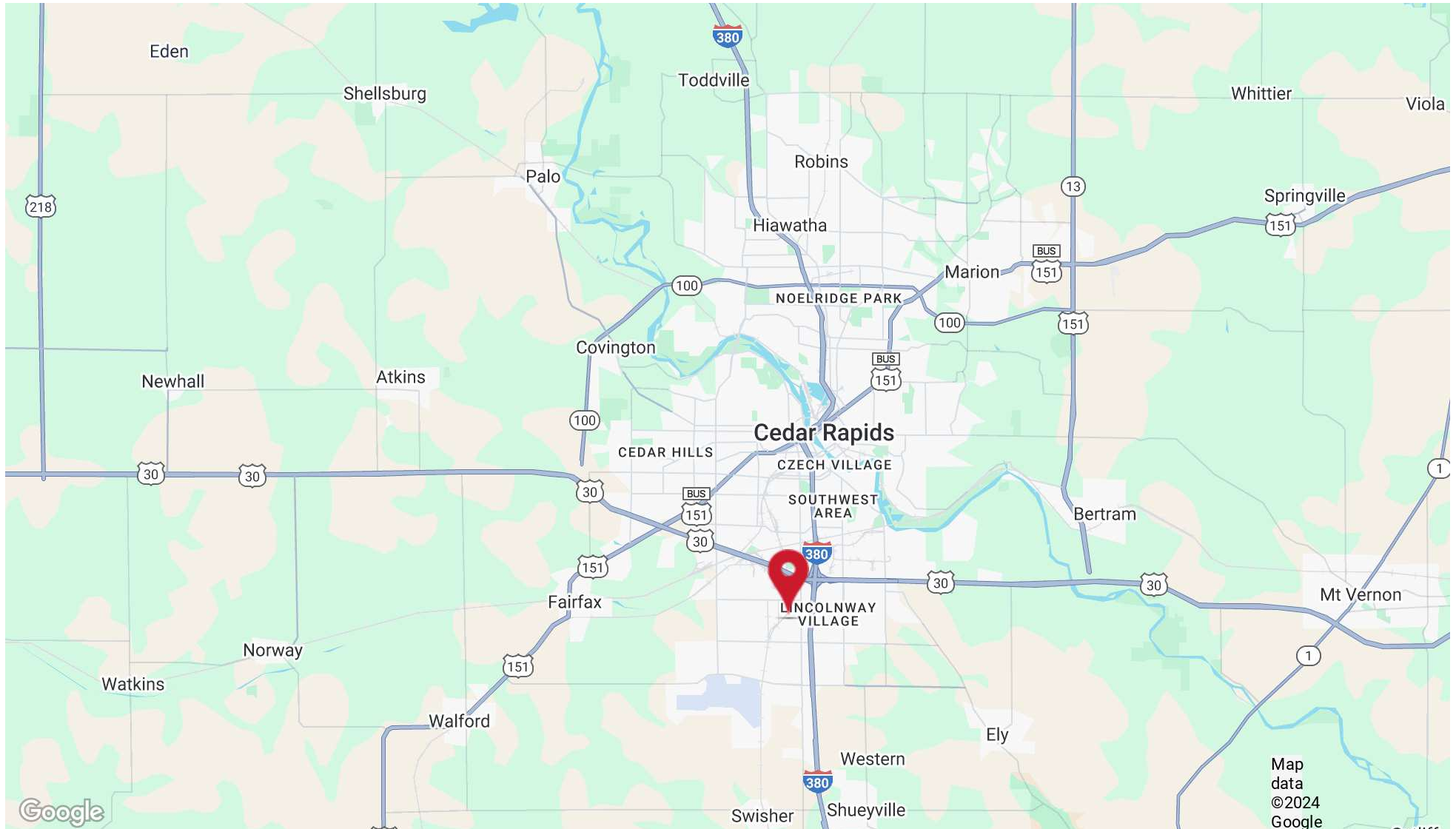
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LOCATION MAP



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