

# 10745 HIGH LIFE CT SW

CEDAR RAPIDS, IA 52404

AVAILABLE  
4.31 AC



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**HUNTER**  
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Iowa Commercial Advisors

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# 10745 HIGH LIFE CT SW CEDAR RAPIDS, IA 52404

**LOT SIZE:** 4.31 Acres  
**LEASE PRICE:** TBD | Built-To-Suit  
**ZONING:** Light Industrial

## PROPERTY HIGHLIGHTS

- Ability to reconfigure lot (see next page)
- Commercial lot located directly off I-380 and 6th St in Southwest Cedar Rapids
- Close proximity to the Eastern Iowa Airport
- Site allows for efficient distribution across Eastern Iowa via Highway 30 (East and West) and Interstate 380 (North and South)
- Located in the heart of Cedar Rapids's industrial market and within 20 minutes of Iowa City
- Surrounding businesses include: Rexco Equipment, Iowa Beverage, West Side Transport, PODS, CHEP, and RMS

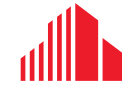
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# SITE PLAN

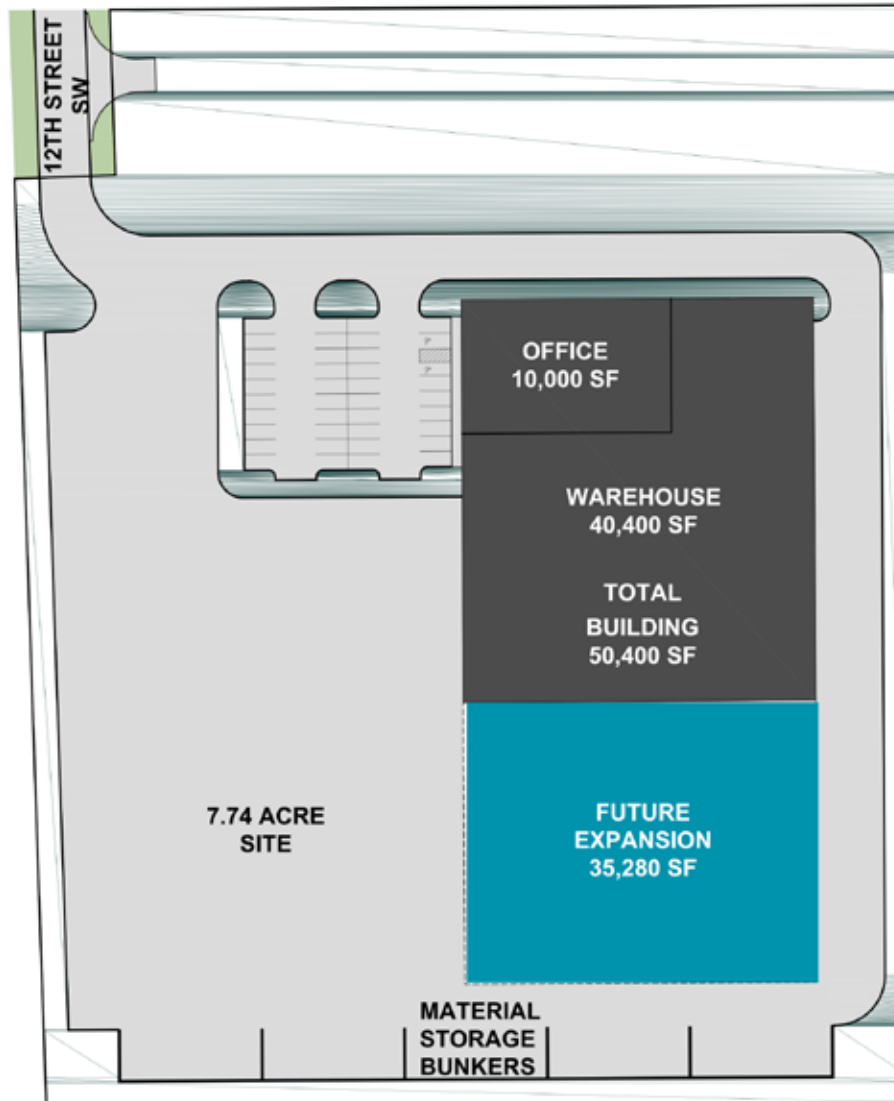
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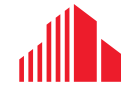
## FOR ILLUSTRATION PURPOSES





# SOUTH FACING DRONE PHOTO

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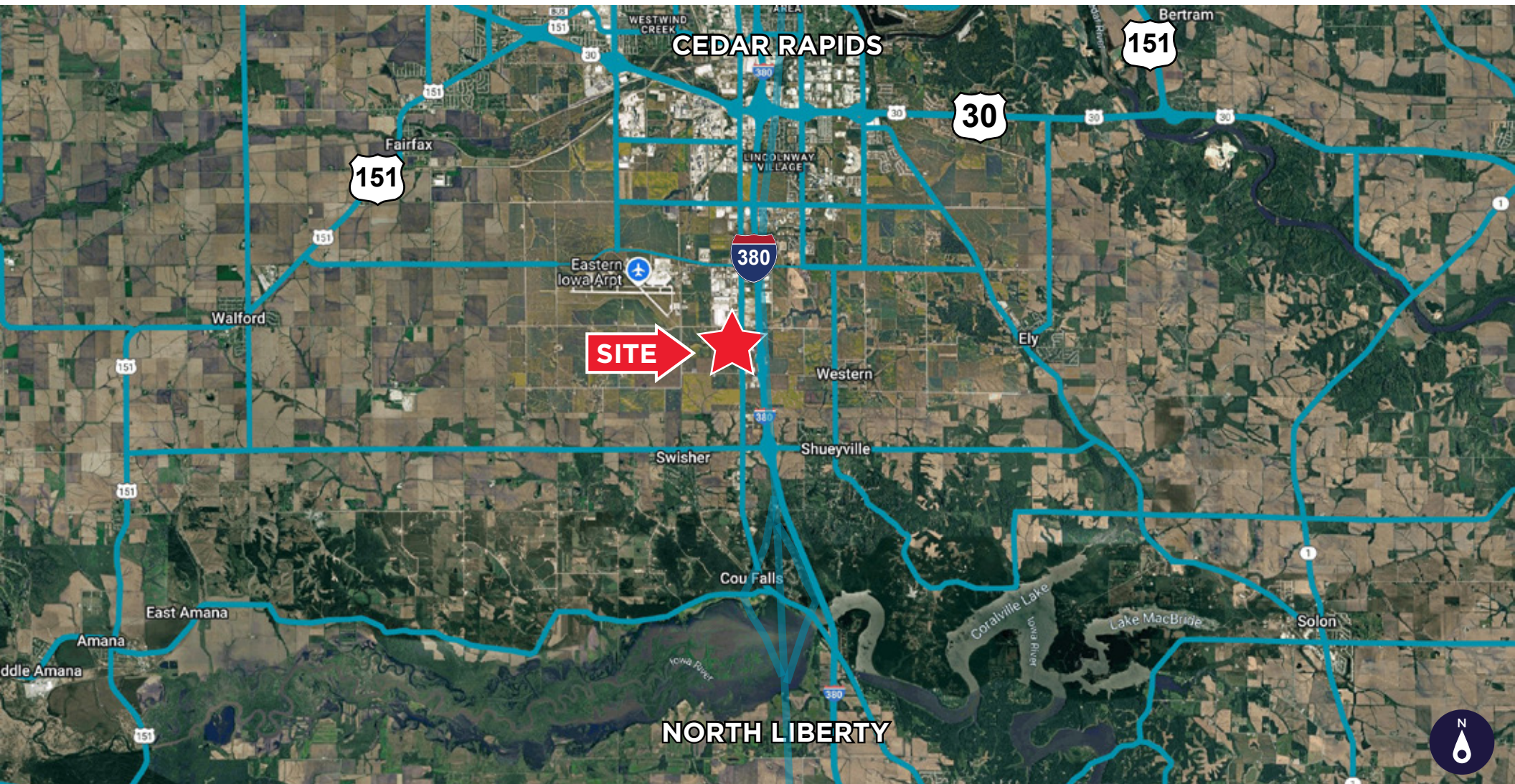
# AERIAL





# A GROWING CORRIDOR

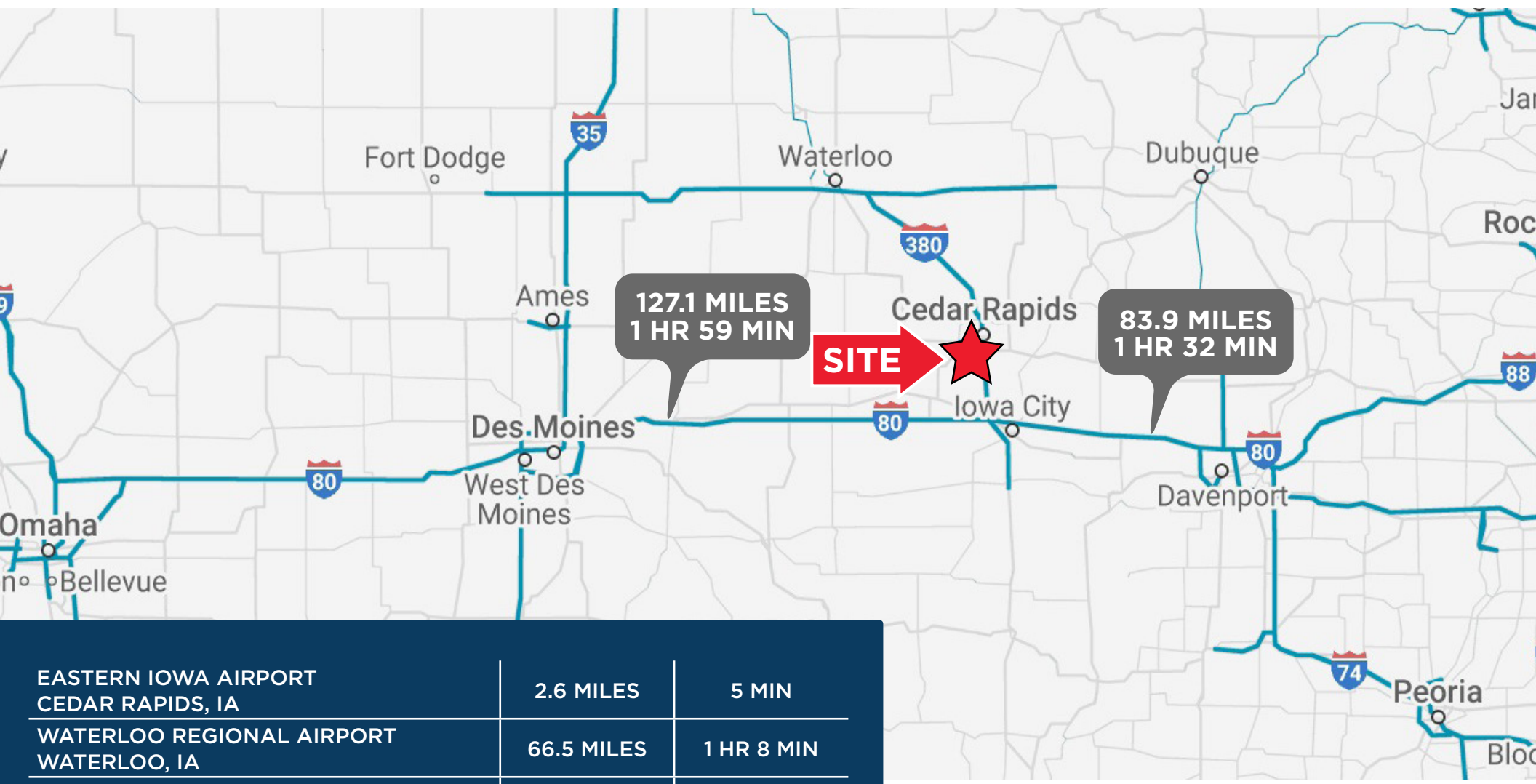
## MAJOR ROADS AERIAL





# A CENTRAL LOCATION

## EASTERN IOWA AIRPORTS



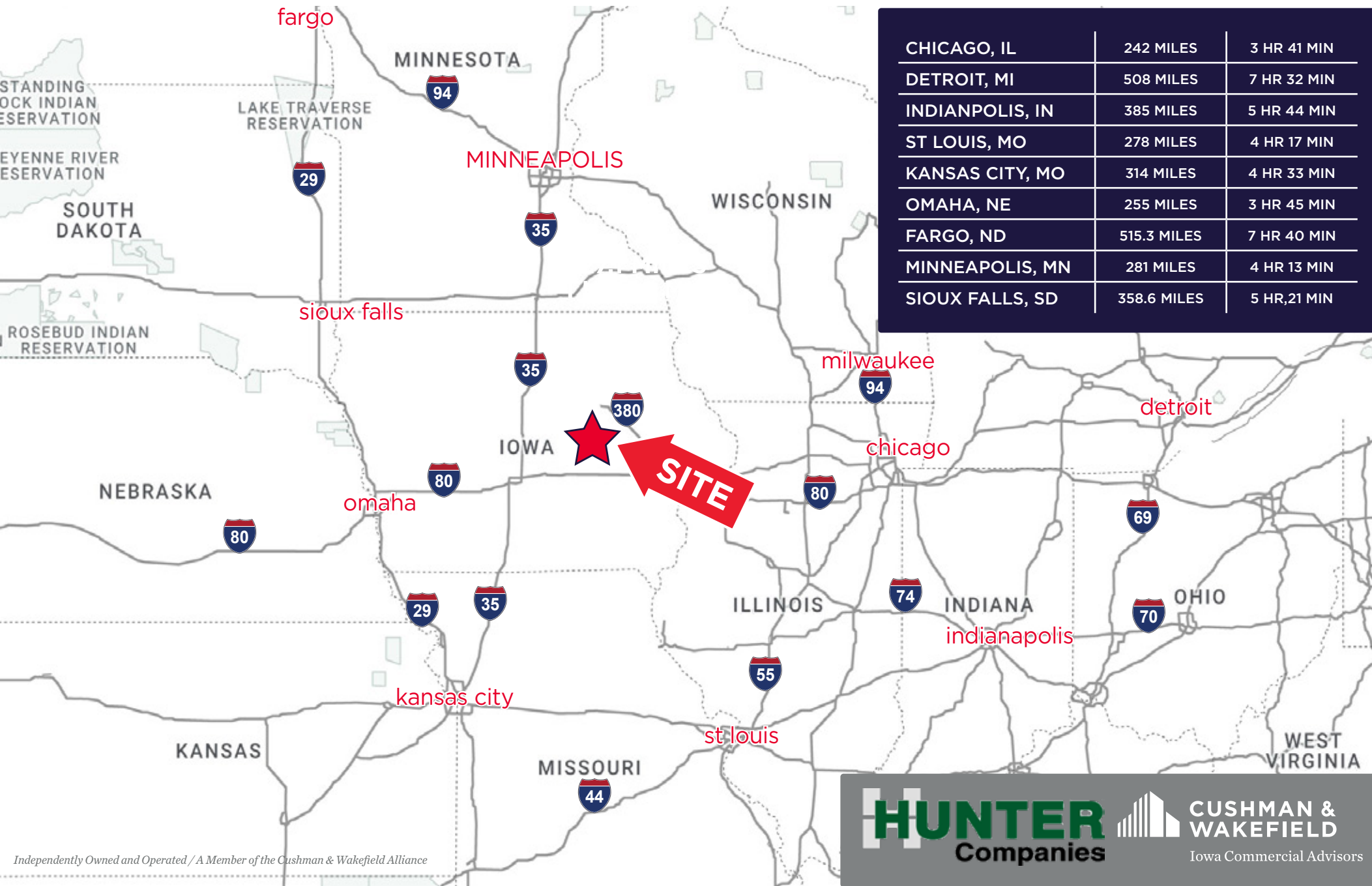
EASTERN IOWA AIRPORT CEDAR RAPIDS, IA	2.6 MILES	5 MIN
WATERLOO REGIONAL AIRPORT WATERLOO, IA	66.5 MILES	1 HR 8 MIN
QUAD CITIES INTERNATIONAL AIRPORT MOLINE, IL	83.9 MILES	1 HR 32 MIN
DES MOINES INTERNATIONAL AIRPORT DES MOINES, IA	127.1 MILES	1 HR 59 MIN



# A CENTRAL LOCATION



## MIDWEST INTERSTATE MAP



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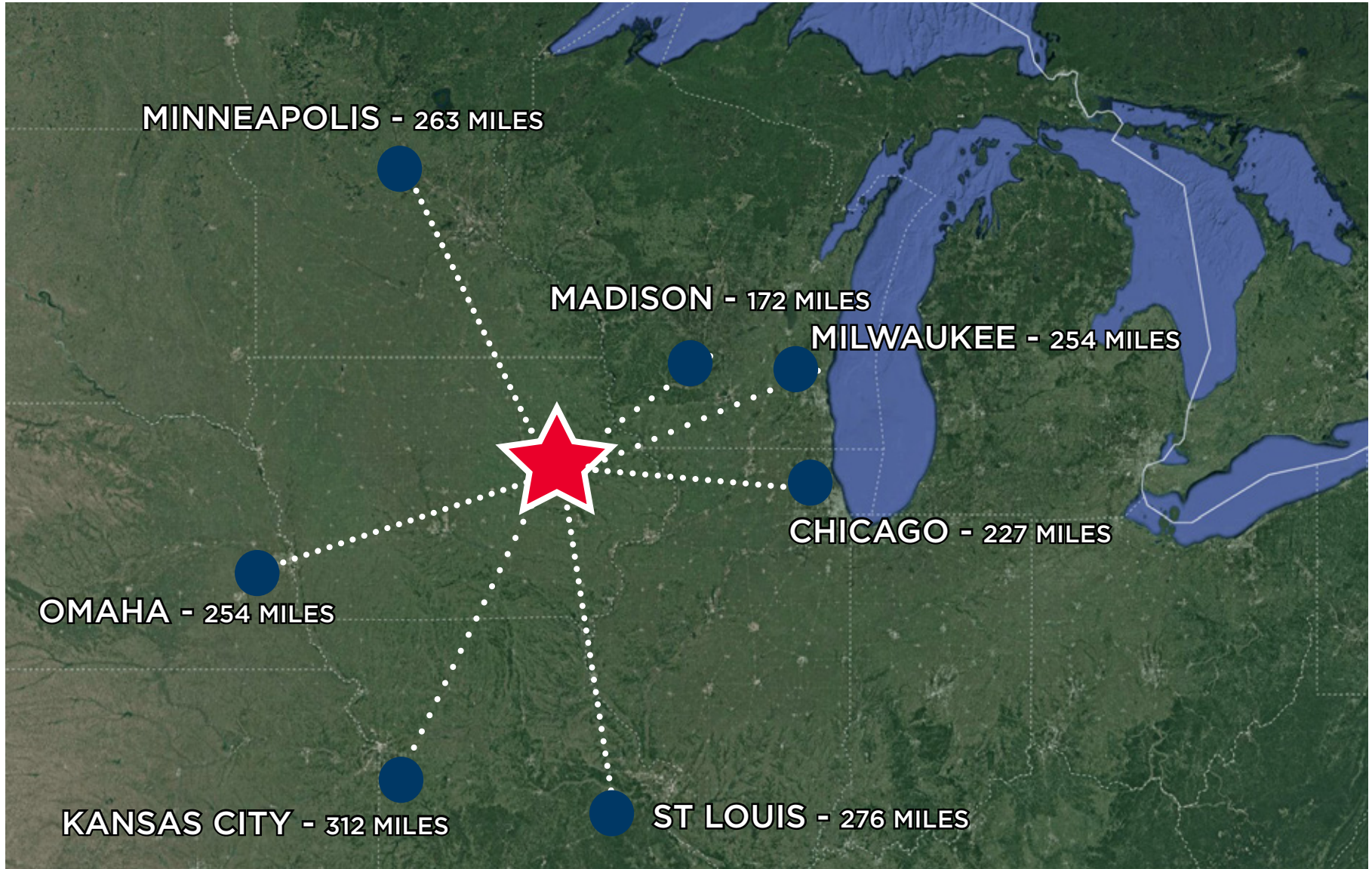
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## CEDAR RAPIDS, IA 52404





# ICR IOWA

Cedar Rapids is located in the Iowa City and Cedar Rapids MSA, locally known as ICR Iowa. It is within a 4-5 hour drive to major key cities in the Midwest - Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St.



**729,401**  
WORKFORCE  
POPULATION



**95%**  
EDUCATIONAL  
ATTAINMENT



**8.9%**  
EMPLOYMENT  
GROWTH RATE



**36**  
MEDIAN  
AGE

## 7 COUNTIES

- Benton County
- Cedar County
- Iowa County
- Johnson County
- Jones County
- Linn County
- Washington

**487,106**  
POPULATION

**\$1,227,628,806**  
ANNUAL GOODS EXPORT

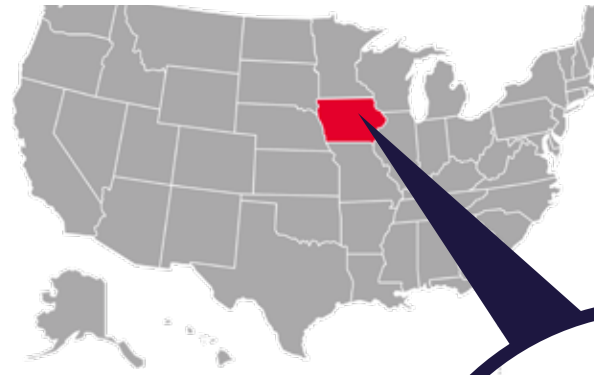
**36,816,284**  
300 MILE POPULATION



**IOWA RANKED #1**  
**OVERALL BEST STATE**



**RANKED #2 BEST COST**  
**OF DOING BUSINESS**





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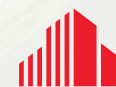
## CONTACT

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