

10745 HIGH LIFE CT SW

CEDAR RAPIDS, IA 52404



AVAILABLE
4.31 AC



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CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

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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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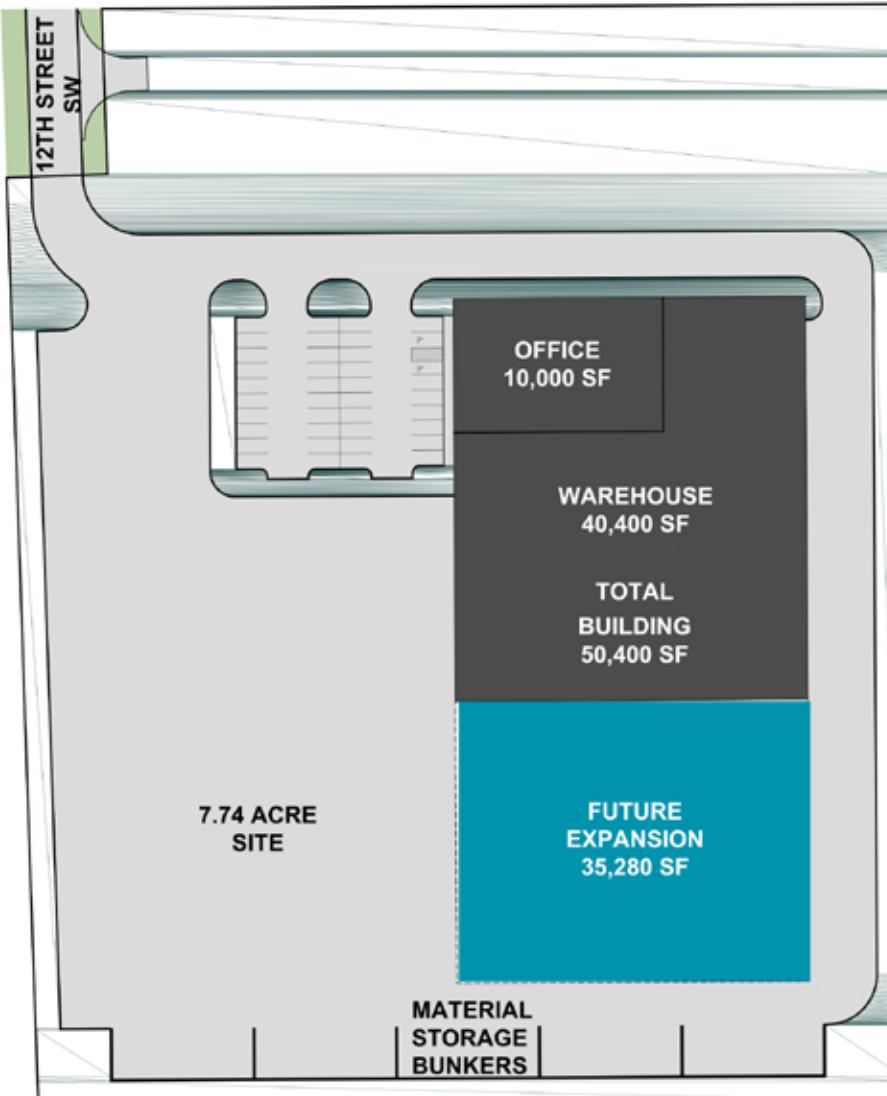
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FOR ILLUSTRATION PURPOSES



SOUTH FACING DRONE PHOTO

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INTERSTATE
380



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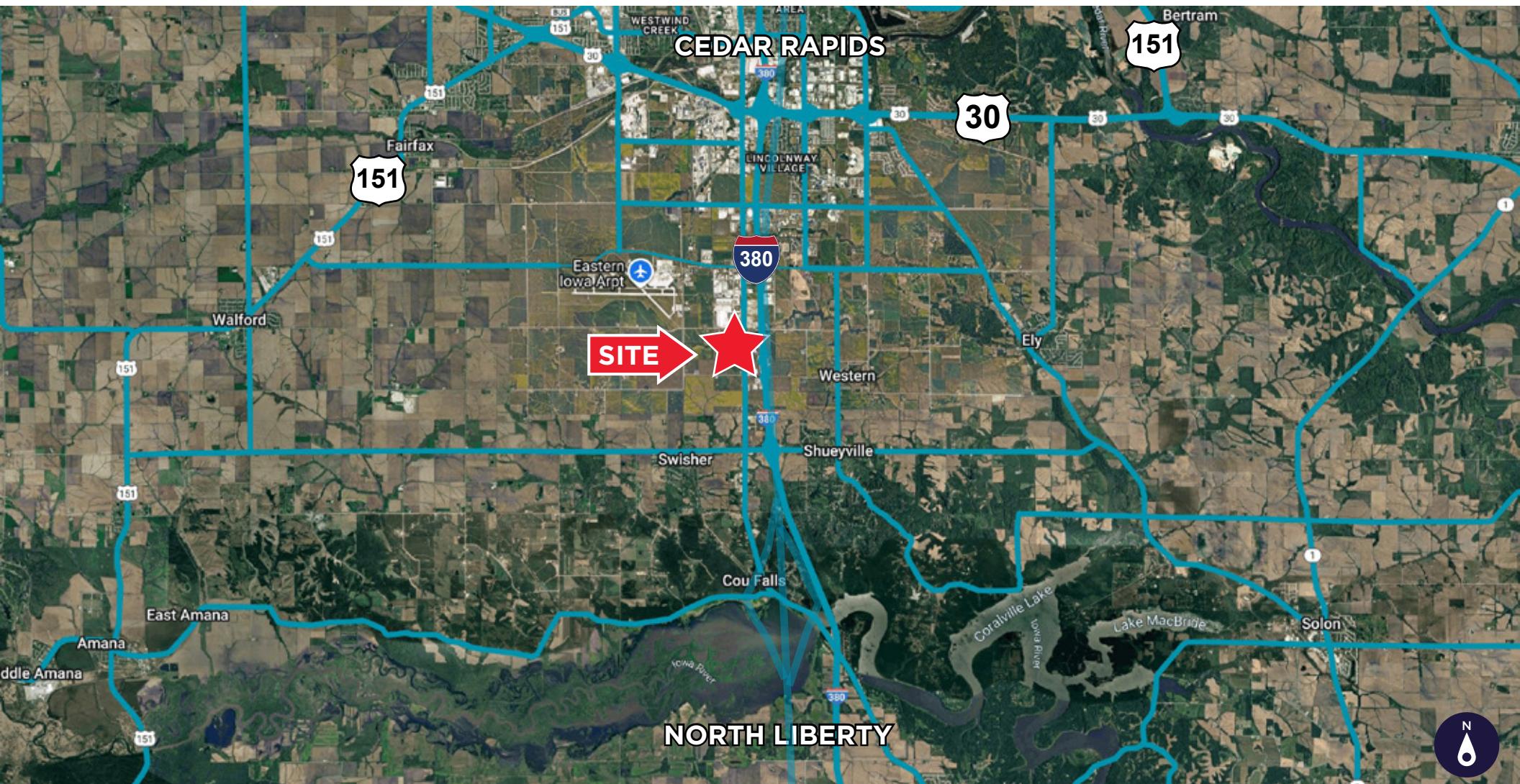


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A GROWING CORRIDOR

MAJOR ROADS AERIAL



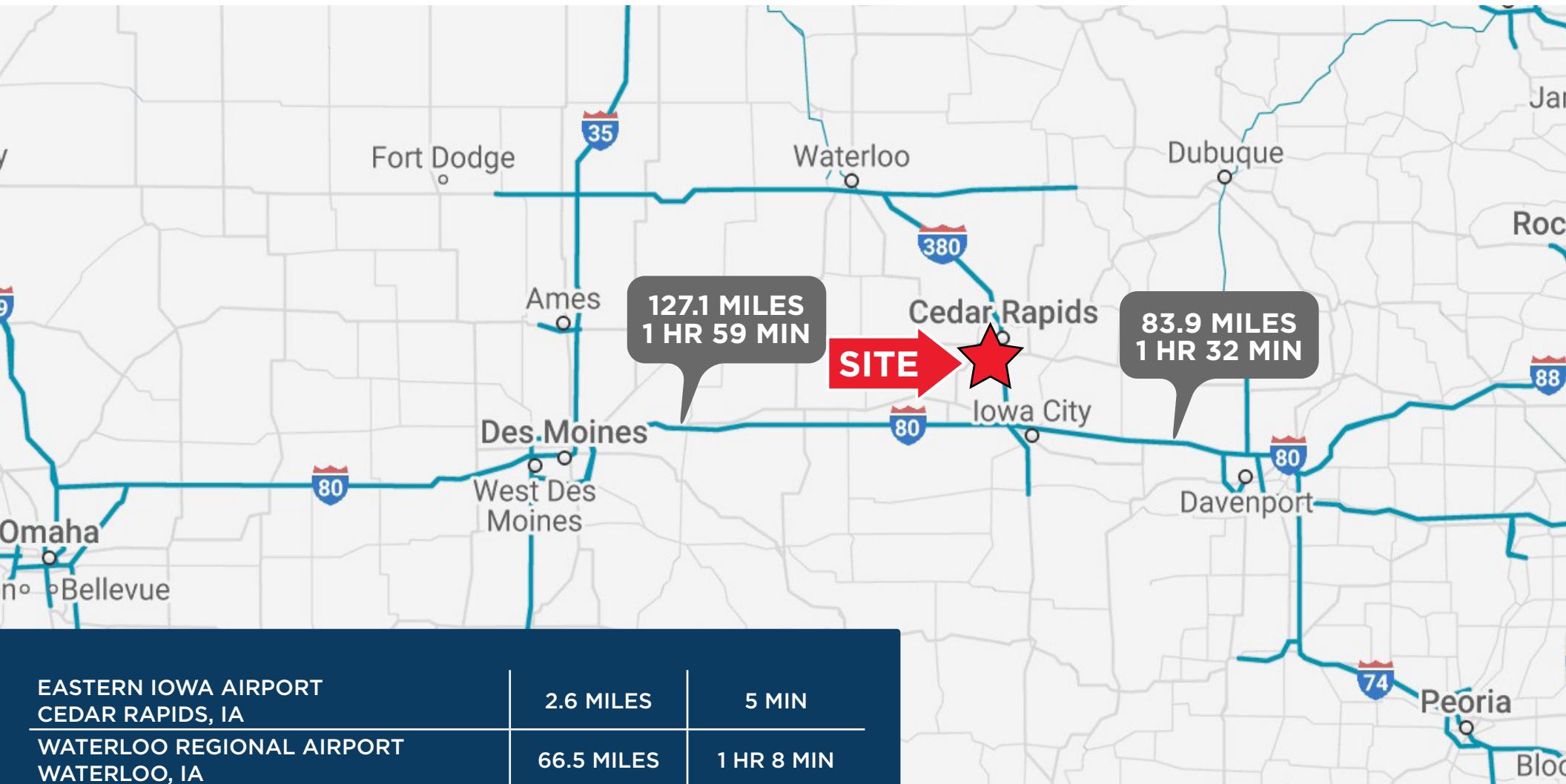
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A CENTRAL LOCATION



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

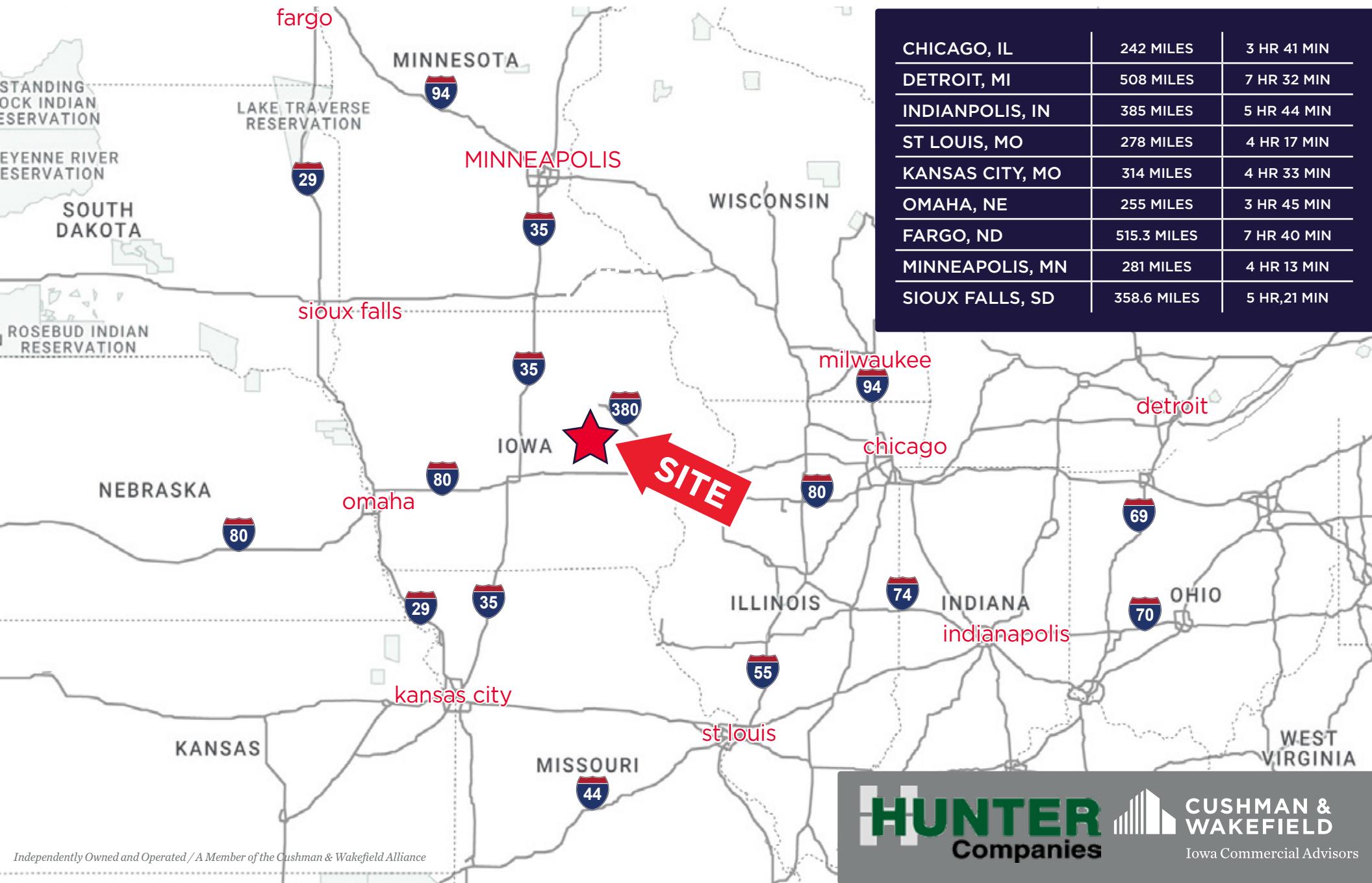
1 HR 59 MIN

A CENTRAL LOCATION



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MIDWEST INTERSTATE MAP

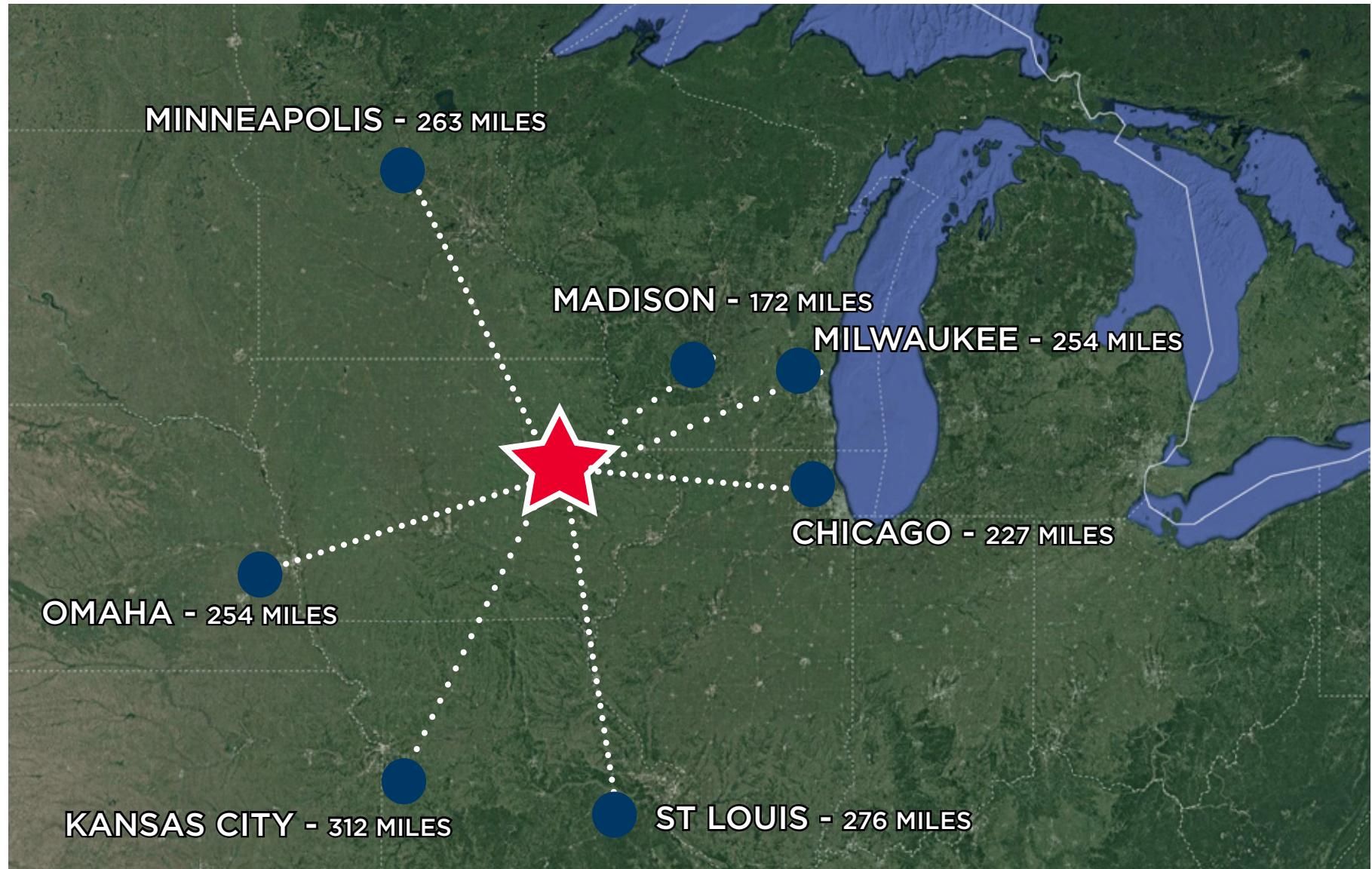


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ICR IOWA

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. Paul.



729,401

WORKFORCE
POPULATION



95%

EDUCATIONAL
ATTAINMENT



8.9%

EMPLOYMENT
GROWTH RATE



36

MEDIAN
AGE

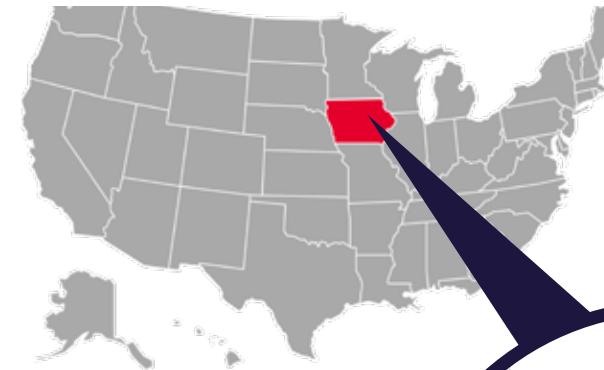
7 COUNTIES

- 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



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