

# FOR LEASE

## INDUSTRIAL, WAREHOUSE

326 44TH ST #500 | MARION, IA



**MIKE ESKER**

REALTOR, CCIM

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*Licensed in the State of Iowa*

**MITCH MYERS**

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**COLDWELL BANKER  
COMMERCIAL**  
HEDGES REALTY

5408 Blairs Forest Way NE  
Cedar Rapids, IA | 52402

Buyer to verify all information.  
Information is deemed reliable, but not guaranteed.  
Data: Realtor Property Resource (RPR) &/or IowaDOT  
Each office is independently owned and operated.

# PROPERTY SUMMARY

## THE SUMMARY

ADDRESS: 326 44th Street #500

MAX SF: 3,000

RENT: \$5.70/SF

TOTAL PASS THROUGH: \$3.80

ZONING: I-2

YEAR BUILT: 2018

## THE DETAILS

- Newer building suites for lease
- Great contractor, warehouse, other possibilities space
- Pre-engineered steel
- Clear span metal building
- Building is 17' in front and 15' in back
- 14' overhead doors
- Building is 60' deep
- Unit is heated
- Off street parking



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# AERIAL MAP




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