



## PROPERTY HIGHLIGHTS

Industrial zoned land located in the growing Prairie Industrial Park near the intersection of Interstate 380 and Wright Brothers Boulevard.

Adjacent to newly constructed Alro Steel facility and across I-380 from the new 600,000 SF Sub-Zero/Wolf Manufacturing facility.

Excellent access to Interstate 380, which carries 53,500 VPD.

Located less than two miles from the Eastern Iowa Airport (1.5 million passengers per year).

Tenants in the immediate area include FedEx, BAE Systems, Worley Warehousing, Community Tire, 7G Distributing and others..

Flexible lot sizes ranging from 2-20 acres.

Rough grading and streets completed.

AVAILABLE LOTS | PRAIRIE INDUSTRIAL PARK

# FOR SALE

EARHART LN & ACKERMAN DR | CEDAR RAPIDS, IA



**WSG**  
CRE  
SKOGLMAN  
COMMERCIAL



# PROPERTY OVERVIEW

## Property Details

Address	Earhart Ln & Ackerman Dr Cedar Rapids, IA 52404
County	Linn County
Zoning	L-1 (Light Industrial)

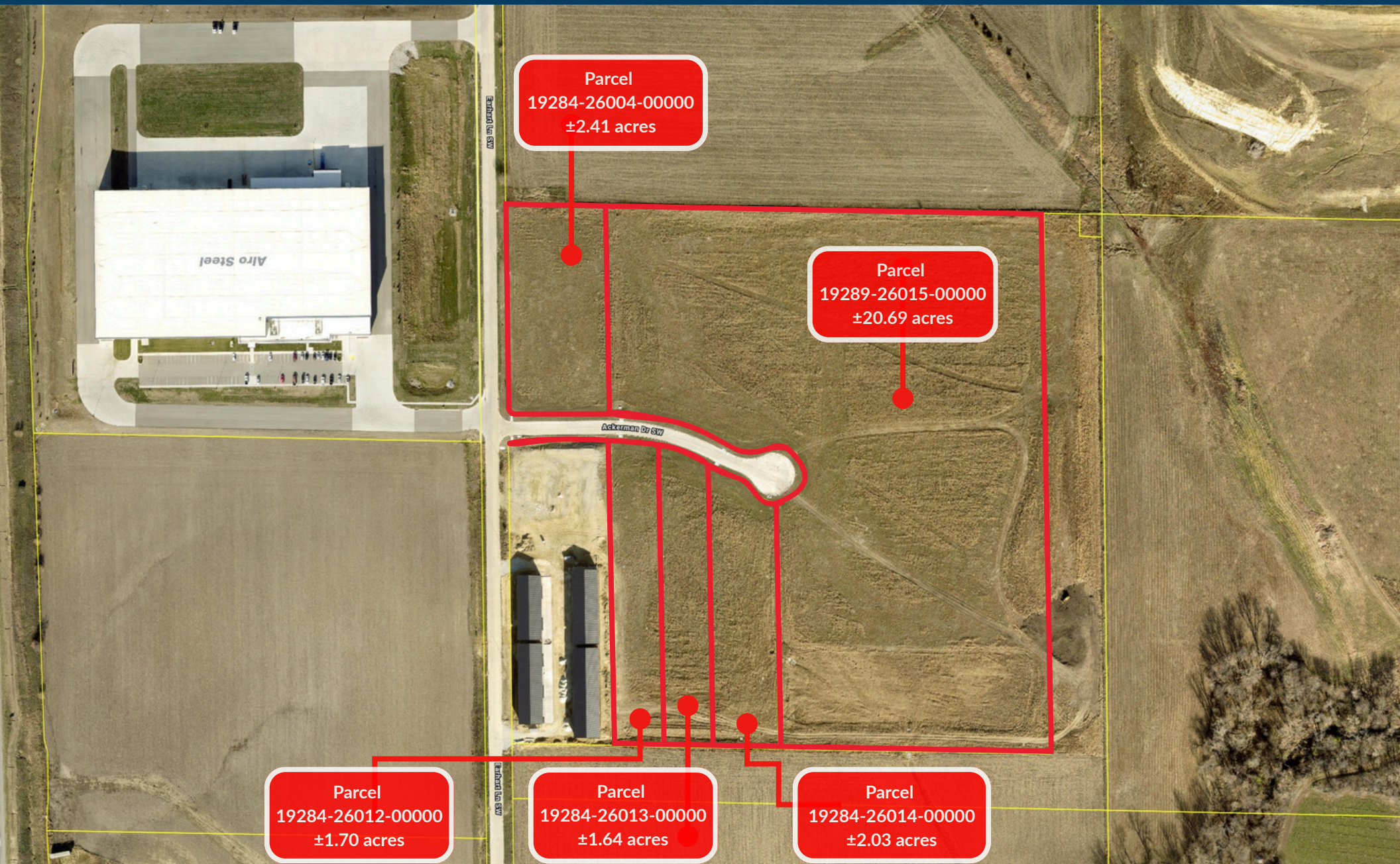
Prime regional distribution hub with exceptional access to I-380, featuring newly completed upgrades including additional lanes and a new diverging diamond interchange with dual on- and off-ramps. Strategically located within a one-day drive of most major Midwest metropolitan areas, the site is minutes from the Eastern Iowa Airport, the FedEx small package handling facility, and the new Sub-Zero/Wolf manufacturing plant. This light industrial development offers outstanding accessibility right off the I-380 airport exit. Zoning is suitable for all light industrial uses, including warehousing, light manufacturing, and distribution. Lots can be combined or configured to offer up to 25+ buildable acres. A member of the seller is a licensed real estate agent in Iowa.

	Lot Size	Price	Status	Parcel(s) #
Ackermann Dr	20.69 AC	\$3,750,000	Available	192842601500000
225, 231 & 237 Ackerman Dr	5.37 AC	\$1,165,000	Available	192842601200000 192842601300000 192842601500000
9825 Earhart Ln	2.41 AC	\$524,000	Available	192842600400000





# PARCEL MAP







# AERIAL MAP







# DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	1,633	14,422	26,837
	2025 Population	359	8,922	22,673
	Annual Population Growth Rate	0.82%	0.41%	0.26%
	2025 Median Age	37.8	28.8	34.8
	2025 Total Households	133	3,576	0.36%
	Annual Household Growth Rate	1.03%	0.50%	0.36%
	2025 Average Household Income	\$140,162	\$96,730	\$104,893
	Daily Traffic Count: Interstate 380 - 53,500 VPD Wright Brothers Blvd - 10,000 VPD			

## Cedar Rapids Major Employers





# CEDAR RAPIDS OVERVIEW

Cedar Rapids, known as the "City of Five Seasons," offers a high quality of life with affordable housing, excellent schools, and a vibrant arts scene. Its strategic location along major transportation routes, including I-380 and the Eastern Iowa Airport, supports business, travel, and community growth. The city's welcoming atmosphere and diverse amenities make it a great place to live, work, and study.



Largest corn-processing city in the world



Second largest producer of wind energy in the U.S.



One of the leading manufacturing regions in the U.S.

## Cedar Rapids MSA

Population	276,520
Jobs	134,707
Companies	8,462
Counties	3
Cities	86
School Districts	18
Colleges & Universities	6

## Top Employers

Collins Aerospace	9,400
TransAmerica	3,800
Unity Point Health	2,979
Cedar Rapids Community	2,879
Nordstrom Direct	2,150





# TRANSPORTATION



## Driving from Cedar Rapids

	Miles	Time
Chicago, IL	247	3 hr 41 min
Detroit, MI	513	7 hr 40 min
Fargo, ND	509	7 hr 36 min
Indianapolis, IN	391	5 hr 57 min
Kansas City, MO	312	4 hr 38 min
Minneapolis, MN	275	4 hr 8 min
Omaha, NE	253	3 hr 49 min
Sioux Falls, SD	353	5 hr 17 min
St. Louis, MO	284	4 hr 28 min





# CONTACTS



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