

# COMMERCIAL USE WAREHOUSES FOR LEASE

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Distribution | Manufacturing | Office

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SUITES AVAILABLE  
3,200 SF TO 12,800 SF

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1407 ADAIR COURT SW  
CEDAR RAPIDS, IA 52404

*Exclusively Represented by:*  
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**SKOGMAN**  
COMMERCIAL

417 1st Avenue SE | Cedar Rapids, IA 52401  
www.skogmancommercial.com

# PROPERTY DESCRIPTION

## Property Highlights

Strategically located adjacent to the Eastern Iowa Airport and conveniently accessible from I-380, this new construction warehouse facility offers prime real estate for businesses of all sizes. Benefit from easy access to HW-30, Cedar Rapids, or Iowa City/Coralville. Bay sizes are flexible from 3,200-12,800 square foot suites. This building is ideal for showrooms, small contractors, or other storage operations. Customize your space to your exact needs, maximizing storage efficiency with our 18' clear height ceilings, drive-thru overhead door access, and 3-phase/200 AMP electrical service. The building is sprinklered. Enhance your brand's visibility with prominent monument and building signage.

## Location Highlights

### ➤ Proximity to Major Roads:

- Less than 1 mile from I-380/Wright Brothers Blvd interchange.
- Less than 1 mile from Eastern Iowa Airport.
- High visibility from Wright Brothers Blvd SW.

➤ **Accessibility:** Easy access for vehicles, trucks, and public transportation.

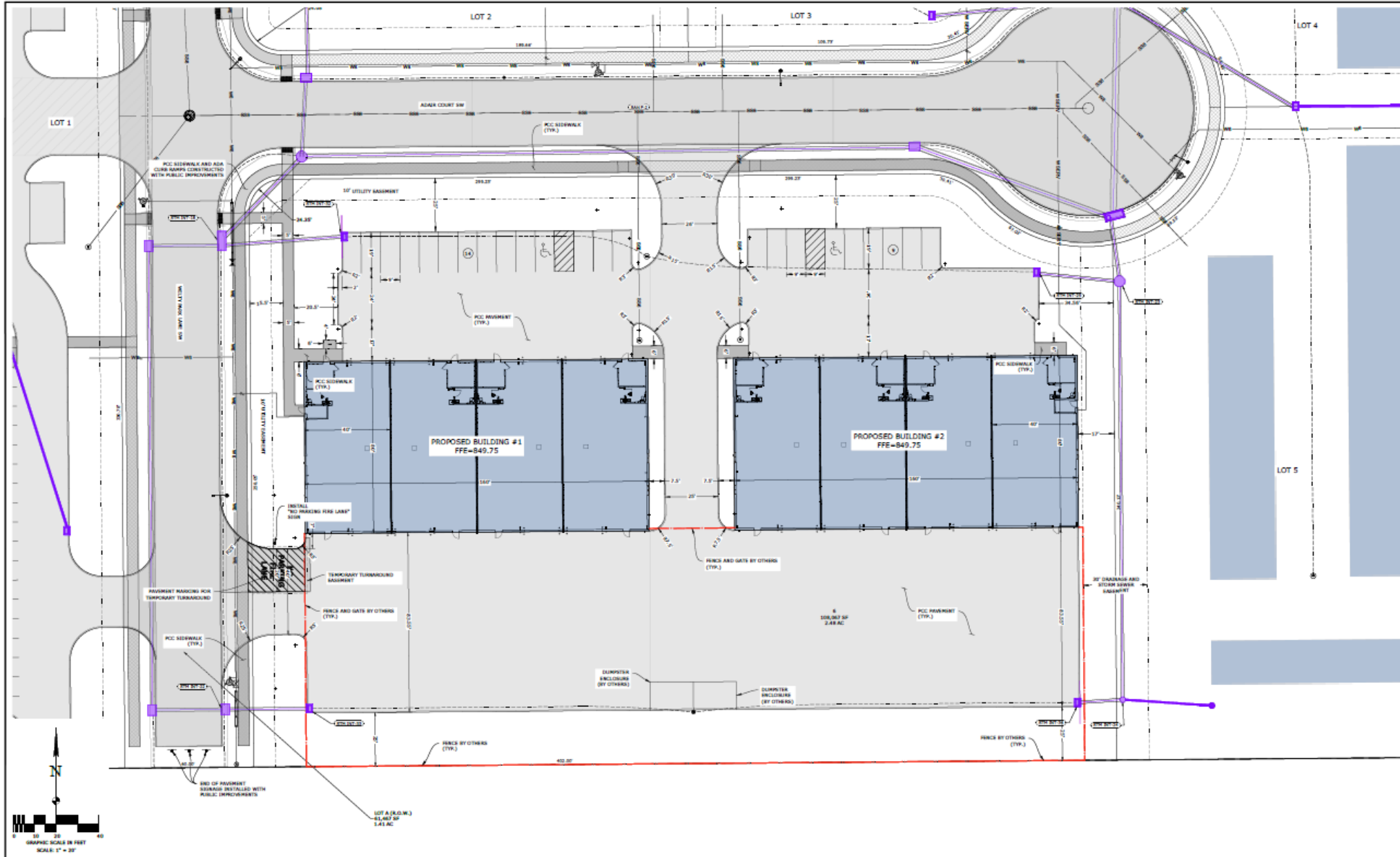
➤ **Nearby Businesses:** The surrounding area includes a mix of industrial and commercial businesses.

## PROPERTY OVERVIEW

Property Address:	1407 Adair Court SW Cedar Rapids, IA 52404
Total Available Space:	25,600 SF (Two Buildings, each 12,800 SF)
Available Suites: SF	3,200 SF, 6,400 SF, 9,600 SF & 12,800 SF
Lease Rate:	\$8.95*/SF NNN
NNN Estimate:	\$1.95/SF
Ceiling Height:	20' overall, 18" clear height
Overhead Doors:	Eight 16' Drive in OHDs per building with drive thru capability. (Each door has two 24" x 12" windows, high lift track and 1.5" insulated door)
Heating & Cooling:	Radiant heat in each unit - option for industrial fans (tenant to cover costs).
Power Supply:	3-phase, 200 AMP service to each unit
Outdoor Parking:	30,000 SF ( <i>fenced outdoor parking in rear and security cameras</i> )
Tenant Build-Out:	Option for offices and restrooms as desired by tenant. Won't be built with the building. The ownership entity will build the build-out for the tenants based on their design or standard design on architectural plans.
Tenant Allowance:	Up to \$10,000 build-out allowance with 3-year lease commitment. No office or restroom built with the building.
Total Site Size:	2.48 acres
Zoning:	Light Industrial
Utilities:	City Water and Sewer
Internet:	1GB high-speed internet available (tenant responsible for setup and costs with ImOn).

\*Base rate assumes 3.5% annual escalator for cost of living.

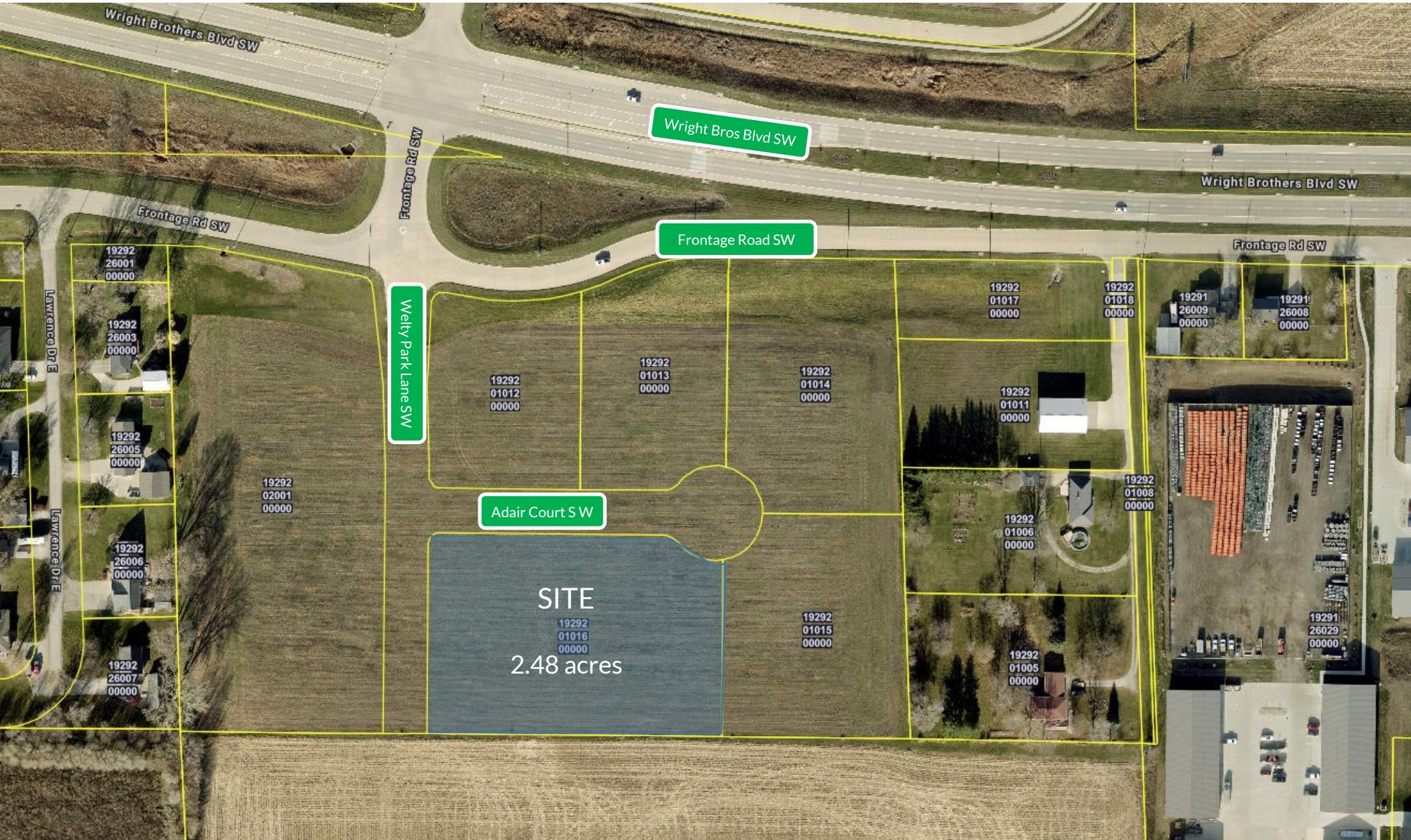
# SITE PLAN



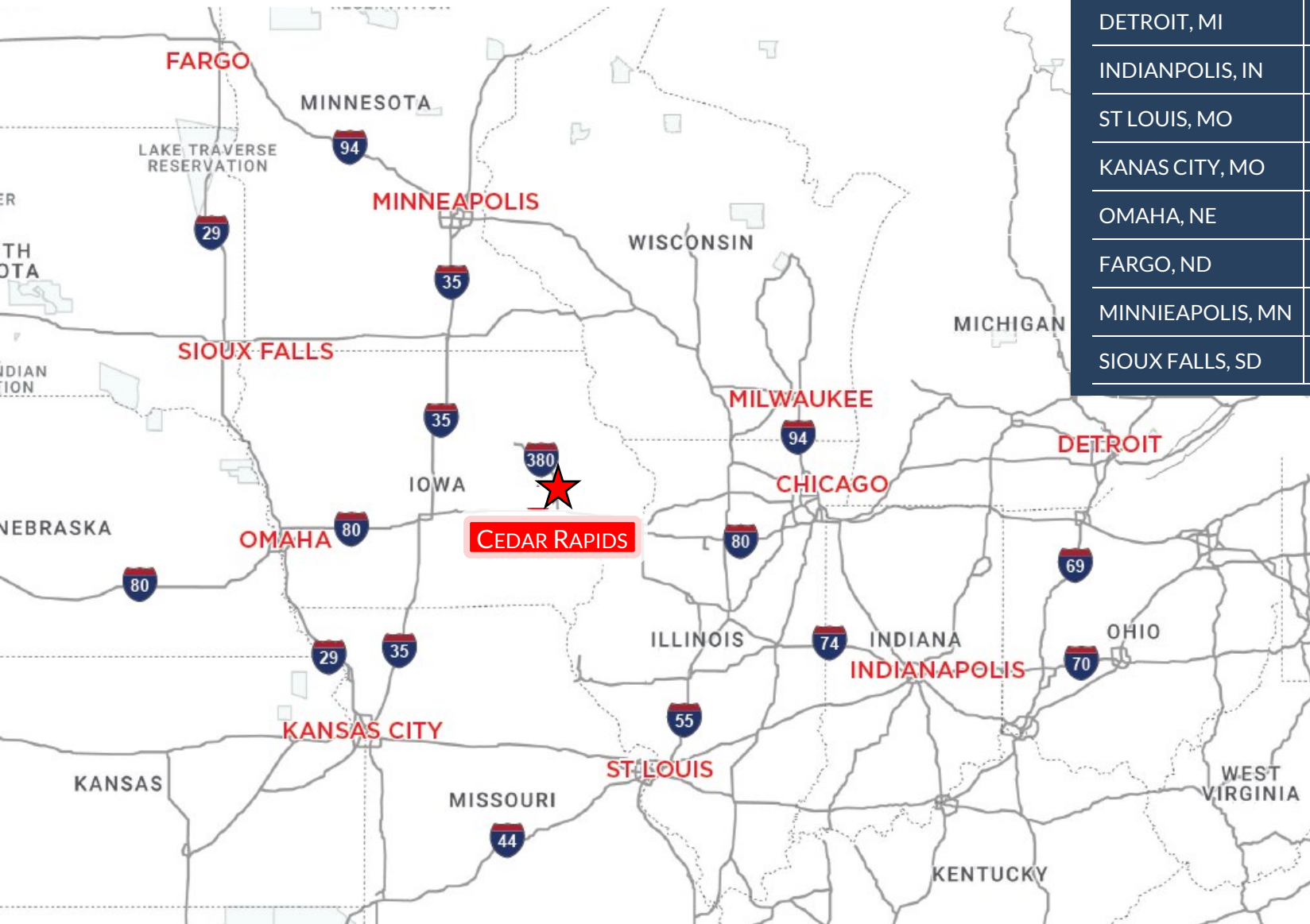
DRAWN BY: DCE CHECKED BY: SDV APPROVED BY: SDV DATE: 7-15-2024 FIELD BOOK: ---	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION DESCRIPTION</th> <th>APPROVED</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISION DESCRIPTION	APPROVED	DATE						<b>HALL &amp; HALL ENGINEERS, INC.</b> 1000 1st Avenue SE, Cedar Rapids, IA 52403 319.399.4444 <a href="http://www.hallandhall.com">www.hallandhall.com</a>	LOT 6 AT IOWA DEVELOPMENT ADDITIONS IN THE CITY OF CEDAR RAPIDS, LINN CO., IOWA	LAYOUT PLAN	SHEET <b>C2.0</b>
NO.	REVISION DESCRIPTION	APPROVED	DATE											



# PARCEL MAP



# COMMERCIAL TRANSPORTATION MAP



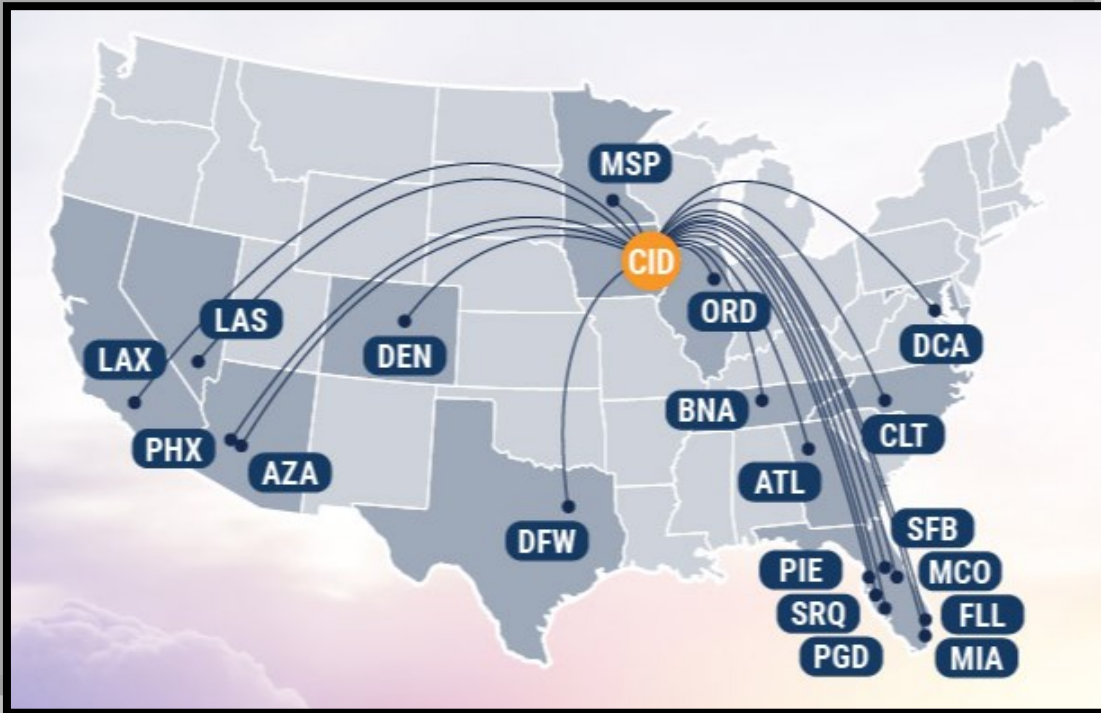
CHICAGO, IL	223 MILES	3 HR, 20 MIN
DETROIT, MI	482 MILES	7 HR, 20 MIN
INDIANPOLIS, IN	388MILES	5 HR, 47 MIN
ST LOUIS, MO	291 MILES	4 HR, 5 MIN
KANAS CITY, MO	312 MILES	4 HR, 22 MIN
OMAHA, NE	251 MILES	3 HR, 30 MIN
FARGO, ND	509 MILES	7 HR, 28 MIN
MINNIEAPOLIS, MN	265 MILES	4 HR, 25 MIN
SIoux FALLS, SD	352 MILES	5 HR, 16 MIN

# LOCATOR MAP



1407 Adair Court SW • 7

# Non-Stop Air Travel from Eastern Iowa Airport



\* Seasonal Summer Destination



## Top destination for cargo in Iowa

In addition to passenger service, CID in Cedar Rapids sees 33 million pounds of cargo pass through the airport every year. Nearly 50% of Iowa's total air cargo volume.

LOCATION	CARRIER
Atlanta (ATL)	Delta
Charlotte (CLT)	American Airlines
Chicago (ORD)	American Airlines United Express
Dallas (DFW)	American Airlines
Denver (DEN)	Frontier Airlines United Express
Fort Lauderdale (FLL)*	Allegiant
Las Vegas (LAS)	Allegiant
Los Angeles (LAX)*	Allegiant
Miami* (MIA)	American Airlines
Minneapolis/St. Paul (MSP)	Delta
Nashville (BNA)	Allegiant
Orlando (MCO)	Frontier
Orlando Sanford (SFB)	Allegiant
Phoenix/Mesa (AZA)	Allegiant American Airlines
Punta Gorda/Ft. Myers (PGD)	Allegiant
St. Petersburg/Tampa (PIE)	Allegiant
Sarasota* (SRQ)	Allegiant
Washington, D.C (DCA)	American Airlines



# LOCATION OVERVIEW

Cedar Rapids, Iowa, is a vibrant urban hometown in the heart of east central Iowa. As the second largest city in the state, Cedar Rapids is...

- The largest corn-processing city in the world
- The second largest producer of wind energy in the United States
- One of the leading manufacturing regions in the United States
- One of the leading bio-processing and food ingredient centers in North America

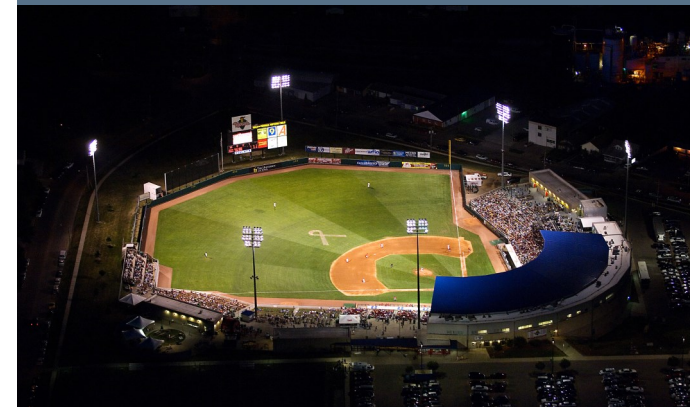
According to the US Census Bureau, 126,326 people live in Cedar Rapids. The population of the Cedar Rapids, Iowa Metropolitan Statistical Area (MSA), representing three counties, is 262,421 people. That's more than 8 percent growth since 2000. Cedar Rapids is home to almost 300 different manufacturing plants and two dozen Fortune 500 companies.

CEDAR RAPIDS MSA	
262,421	People
175,766	Jobs
7,542	Companies
3	Counties
86	Cities
18	School Districts
6	Colleges & Universities
21,866	College Students

CEDAR RAPIDS TOP 10 EMPLOYERS	
NAME	EMPLOYMENT
Collins Aerospace	9,400
TransAmerica	3,800
Unity Point Health	2,979
Cedar Rapids Community	2,879
Nordstrom Direct	2,150
Mercy Medical Center	2,140
City of Cedar Rapids	1,309
Four Oaks (Non-Profit)	1,100
Linn-Mar Community Schools	987
Quaker Foods & Snacks	920



Downtown Cedar Rapids, Iowa



Kernels Stadium —Class A Minor Baseball



Skyline—Cedar Rapids, Iowa