

# FOR LEASE

## INDUSTRIAL

805 50TH ST | MARION, IA



**MIKE ESKER**

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*Licensed in the State of Iowa*

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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: 805 50th St | Marion, IA 52302

TOTAL SQUARE FEET: 13,000

RENT: \$6,500 modified gross lease

ZONING: BR (Regional Business)

ACRES: 1.0

## THE DETAILS

- Multiple buildings and outdoor storage
- Previously a successful concrete contractor
- 4 separate buildings
- Main Building
  - 3 offices, reception area, break room, 2 restrooms
  - 5 warehouse bays with 2 furnaces -4,000sf
    - (1) 10x12 door
    - (1) 12x12 with a pit for easy access to service vehicles
    - (2) 12x12 doors
    - (1) 12x12 setup for washing with built-in pressure washer & drain
- Back Building
  - Close to 6,000sf
  - 5 warehouse bays
    - (3) 12x12 doors
    - (2) 14x12 doors
- Third and Fourth Building
  - Small office building and small warehouse



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# PROPERTY PHOTOS




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# AERIAL MAP



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