

WAREHOUSE FOR LEASE

7201 Mt. Vernon Rd SE

Available SF: 9,240 - 14,000 SF

7201 MT. VERNON RD SE
CEDAR RAPIDS, IA 52403



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$8.95 SF/yr (NNN)
Operating Expense Estimate:	\$3.30/SF
Net Real Estate Taxes:	\$9,794.00
Building Size:	14,000 SF
Available SF:	9,240 - 14,000 SF
Lot Size:	3.68 Acres
Year Built:	1977

LOCATION OVERVIEW

Located on Mt. Vernon Road SE within a one minute drive to Highway 151/Highway 13 and a five minute drive to US Highway 30.

PROPERTY OVERVIEW

Warehouse space for lease with up to (3) overhead doors and a dock. Flexible square footage options, between 9,240 SF – 14,000 SF available for lease. Outdoor storage available. 3 Phase power. 13.5' sidewalls. Generator installed for Tenant's use. Quick Access to Hwy 13/151 and just minutes from Hwy 30 and downtown Cedar Rapids. The entire building is 14,000 SF and features approximately 12,000 SF of warehouse (with approximately 4,760 SF of this being conditioned warehouse space) and approximately 2,000 SF of newly renovated office space with a break room, restrooms, conference room, private offices, mezzanine level office, and reception. Suite A, individually, can be leased on its own and is 9,240 SF, which includes 2,000 SF of office space. Owner may be open to subdividing the space for a qualified tenant.

PROPERTY HIGHLIGHTS

- 9,240 - 14,000 SF Available

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All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.

ADDITIONAL PHOTOS



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OFFICE PHOTOS



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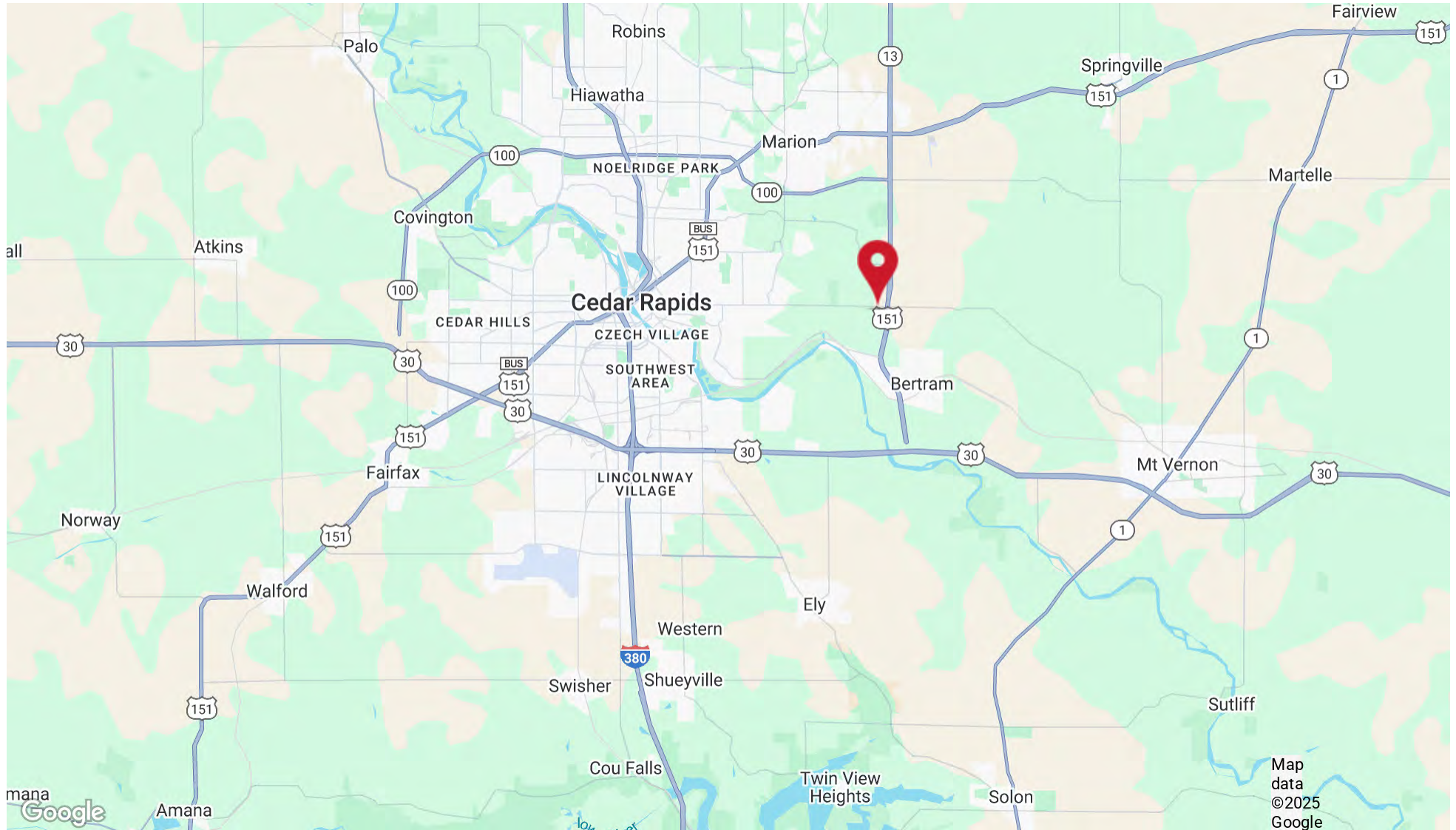
AERIAL MAP



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LOCATION MAP



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UTILITY PROVIDERS



AVERAGE UTILITY BILLING

- Alliant Energy - Electric: \$575/month
- MidAmerican Energy - Gas: \$345/month
- Cedar Rapids Water: \$97/month

Averages as of April 1, 2026

*All information is deemed reliable but not guaranteed. It is the responsibility of the tenant to do their own due diligence.

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