

FORMER LUMBERYARD FOR SALE

4369 Spencers Grove Rd

Size: 34,136 SF

4369 SPENCERS GROVE RD
WALKER, IA 52352



RACHEL WATERS

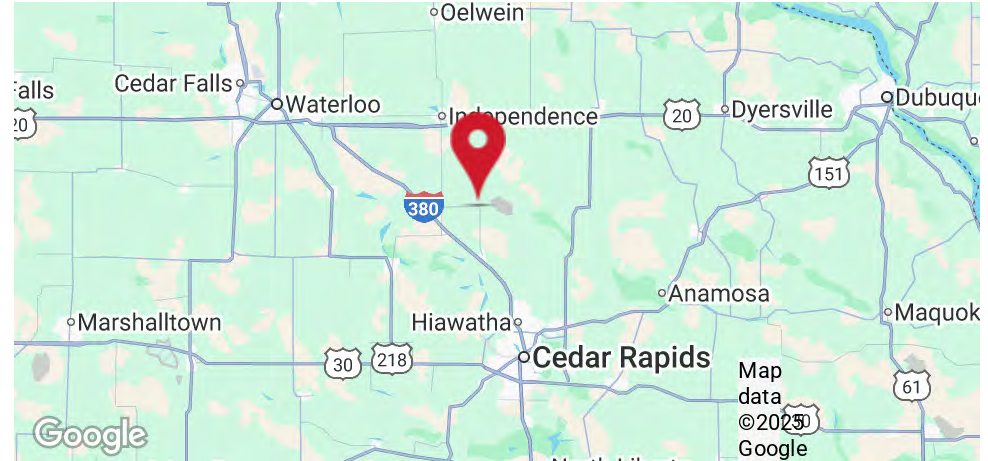
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427 1ST STREET SE, SUITE 200, CEDAR RAPIDS, IA 52401 | 319.731.3400 | GLDCOMMERCIAL.COM



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$550,000
Net Real Estate Taxes:	\$9,860.00
Building Size:	34,136 SF
Lot Size:	5 Acres
Price / SF:	\$16.11
Year Built:	1977
Renovated:	2007
Zoning:	Commercial

LOCATION OVERVIEW

Discover the charm of Walker, IA, a peaceful town with a strong sense of community and a perfect blend of rural beauty and modern convenience. Located in a thriving area with a rich history, the location offers a serene and inviting atmosphere for businesses. Just a short drive from the vibrant city of Cedar Rapids, the property provides an ideal opportunity for investors seeking to establish a presence in a welcoming and growing community.

PROPERTY OVERVIEW

Rare opportunity to own a 5-acre commercial property featuring five buildings totaling 34,136 SF, including 6,192 SF of showroom/office space. Previously operated as the Builders FirstSource lumberyard, this site offers excellent truck access, heavy-duty surfaces, and ample outdoor storage with a flexible layout suited for industrial or distribution use. Zoned commercial, the property provides existing infrastructure and room to expand—all within easy reach of I-380 and the Cedar Rapids and Cedar Falls markets.

PROPERTY HIGHLIGHTS

- 5 acres & 5 commercial buildings totaling 34,136 SF with easy I-380 access to Cedar Falls/Waterloo or Cedar Rapids/Marion
- Industrial/Distribution Ready – Heavy-duty surfaces, ample outdoor storage, and excellent truck access

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

BUILDING DETAILS



SHOWROOM/OFFICE - 140' X 90'

- 9' ceiling
- Front desk/cash wrap
- 9 offices
- 3 restrooms
- Attached Warehouse
 - 2 mezzanines for storage
 - 23' peak height
 - 13' sidewall height
 - (2) 14' overhead drive thru doors
 - (3) 12' overhead doors on west side

WAREHOUSE

- Southeast Storage - 66' x 93'
 (80' x 96' with outside overhang)
- 12' overhang - outside covered storage on west side
 - 11' sidewall height
 - 15' peak height
 - (1) 14' overhead door (drive thru)
 - (1) 12' overhead door (drive thru)
 - mezzanine storage on west side of building (stairs)

WAREHOUSE

- Northeast Storage - 55' x 80'
- (2) 14' drive thru sliding doors
 - 16' sidewall height
 - 21' peak height

CANTILEVERS

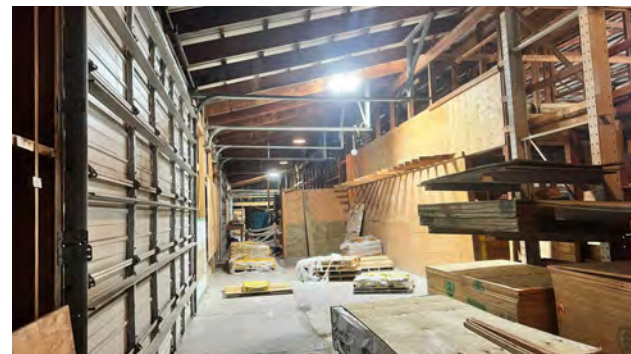
- West - 144' X 30'
- North - 30' x 96'

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ADDITIONAL PHOTOS



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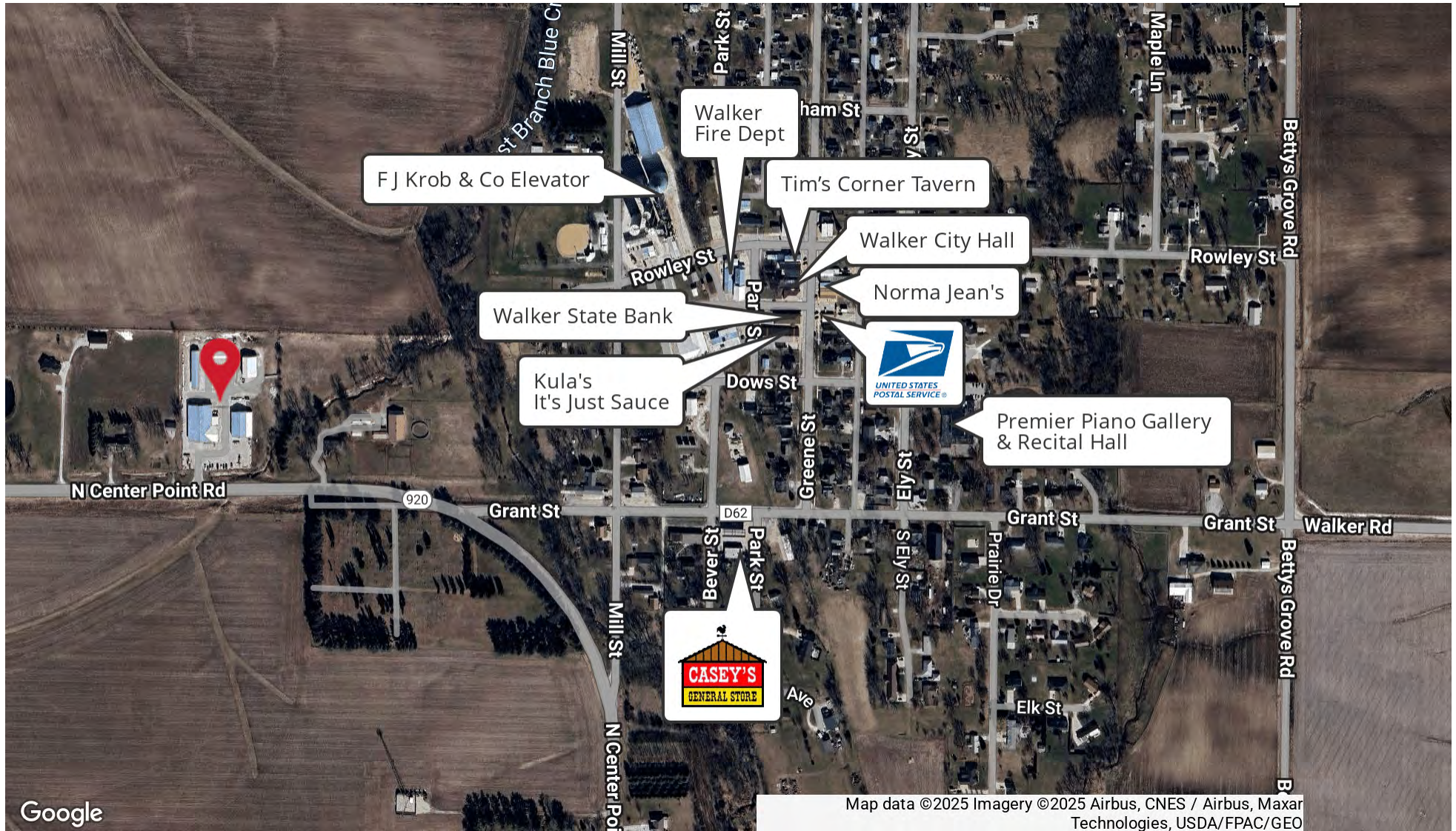
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AERIAL MAP



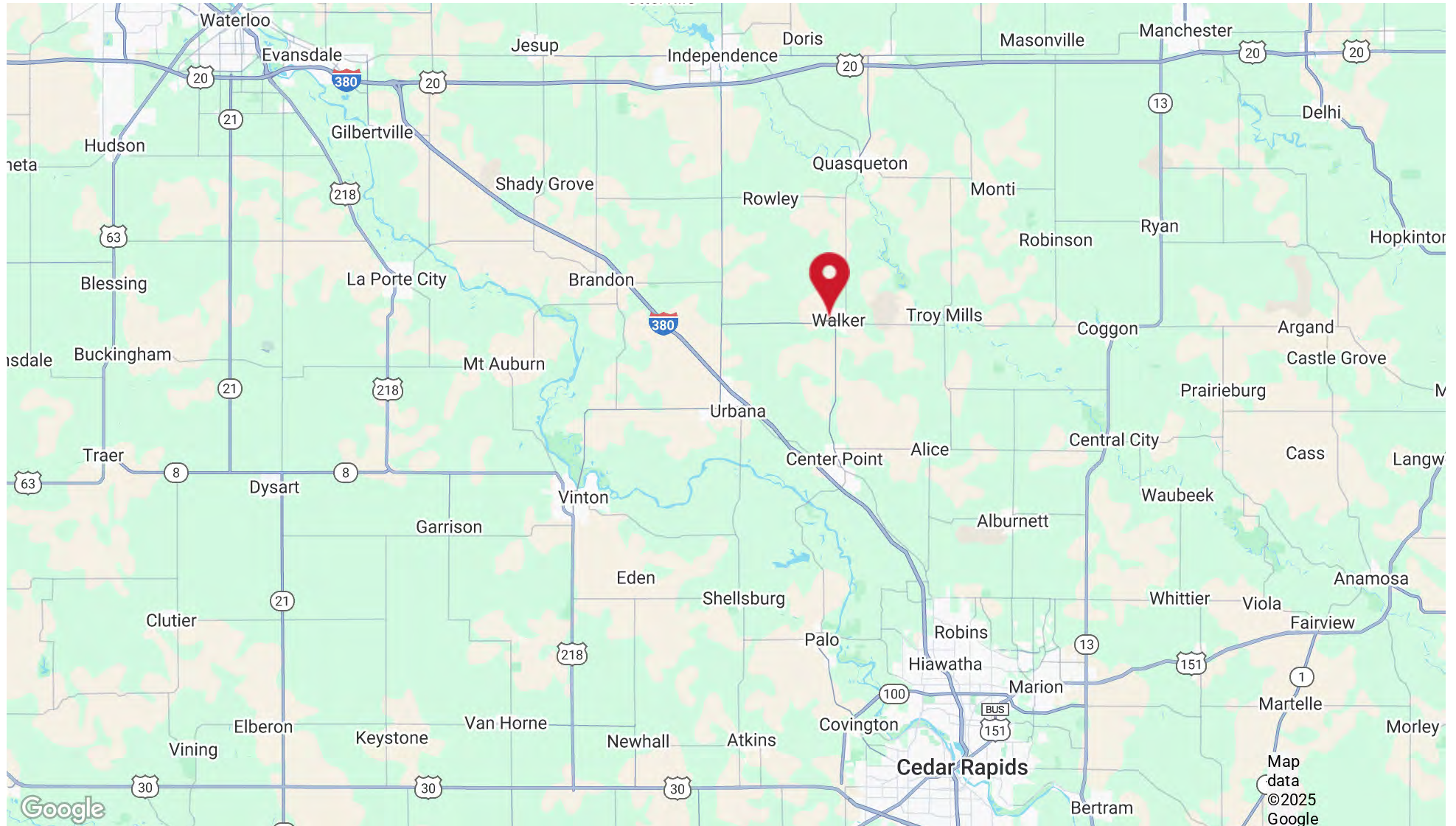
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RETAILER MAP



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SERVICE PROVIDERS



AVERAGE UTILITY BILLING

- Alliant Energy - Electric: \$559/month
- Alliant Energy - Gas: \$171/month
- Water: private well
- Sewer: private septic system
- Trash: Rudd Sanitation

Averages as of October 6, 2025

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

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