

**FOR SALE**

Industrial, Office, Warehouse



**4301 6<sup>th</sup> St SW**  
Cedar Rapids, IA 52404

DAN SEDA, REALTOR  
319-431-1010  
DanSeda@Realty87.com  
*Licensed in the State of Iowa*

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# PROPERTY FEATURES

**PRICE:** \$800,000



**GROSS SQUARE FEET:** 5,800



**LOT SIZE:** 2.07 Acres



**YEAR BUILT:** 1963



**ZONING:** I-GI



**HVAC:** Central Heat and Central Air



**KITCHEN:** Yes



**PRIVATE OFFICES:** 4-5



**DRIVE-INS:** 1



**FLOORING:** Concrete Slab

## DETAILS:

- Prime location across from Hawkeye Downs
- Easy access to I-380 & Hwy 30
- Flexible office, showroom, & warehouse space
- City water & sewer
- Updated & move-in ready

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# PROPERTY PICTURES



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# AERIAL



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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)