

41ST AVE DR SW
CEDAR RAPIDS, IA 52404

1 - 5.8 ACRES
INDUSTRIAL LAND

FOR SALE

**Local
Underground**

Barnhart Crane & Rigging
Heavy Haul
Hauling Services



Manufactured Housing

43rd Ave SW

Bowling St SW

41st Ave Dr SW

41st Ave Dr SW

41st Ave Dr SW

GD COMMERCIAL

427 1ST STREET SE, SUITE 200
CEDAR RAPIDS, IA 52401
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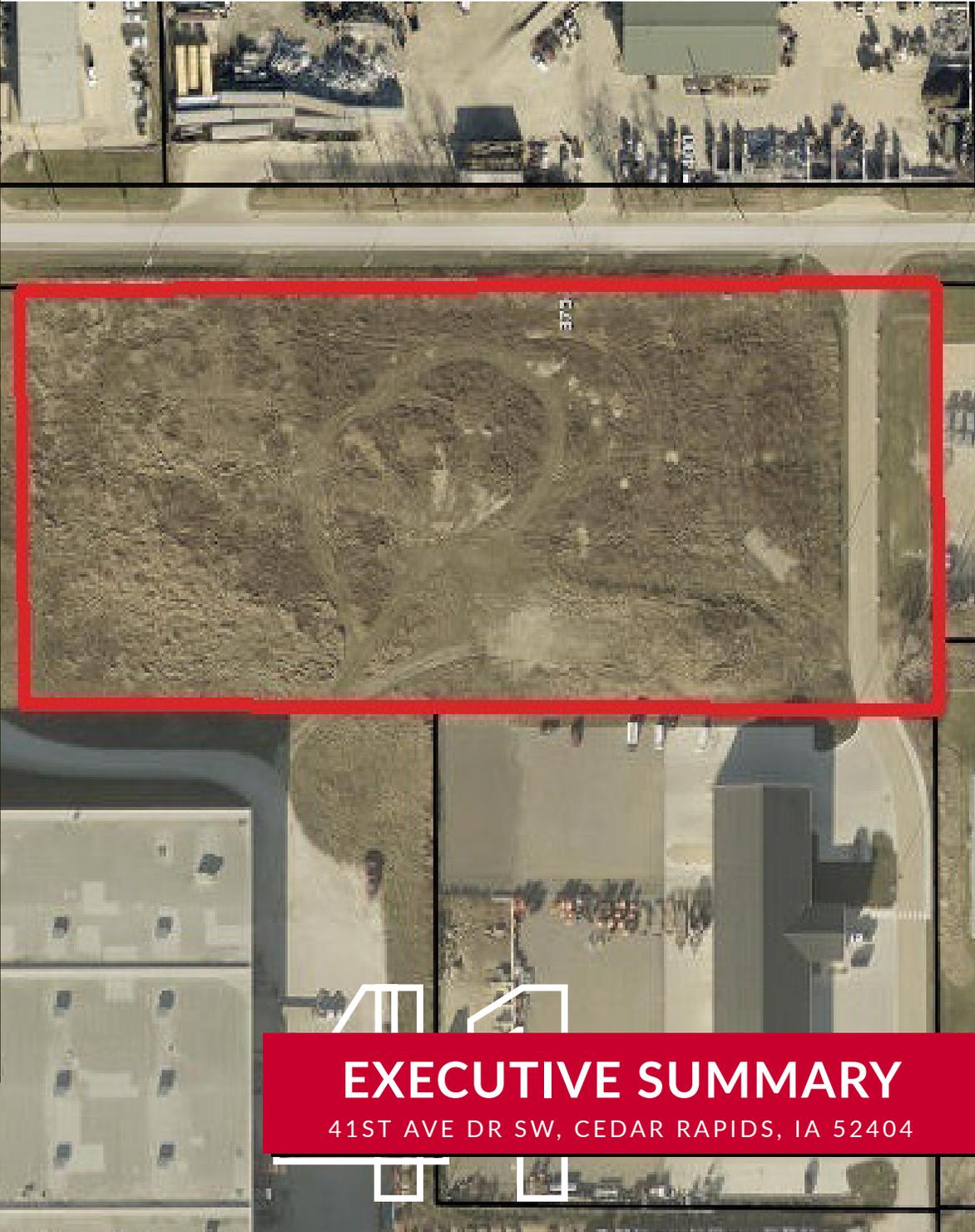
PROPERTY OVERVIEW

Industrial land opportunity located along 41st Ave Dr SW in Cedar Rapids, positioned in a well-established General Industrial corridor. The site offers flexible lot configurations ranging from approximately 1.0 to 5.8 acres, making it suitable for a wide range of industrial users including warehouse, distribution, contractor services, manufacturing, and outside storage. The property is fully served by city water and sewer, with 3-phase power available at the site. Off-site water detention is already in place allowing more buildable area. Located approximately one mile from Highway 30.

- Various lot sizes available
- Off-site detention
- Close proximity to both Hwy 30 & I380

OFFERING SUMMARY

Sale Price:	\$196,020 - \$1,084,862
Net Real Estate Taxes:	\$14,938
Lot Size:	1-5.8 Acres
Price / SF:	\$4.25 - \$4.50/SF
Zoning:	I-GI, General Industrial



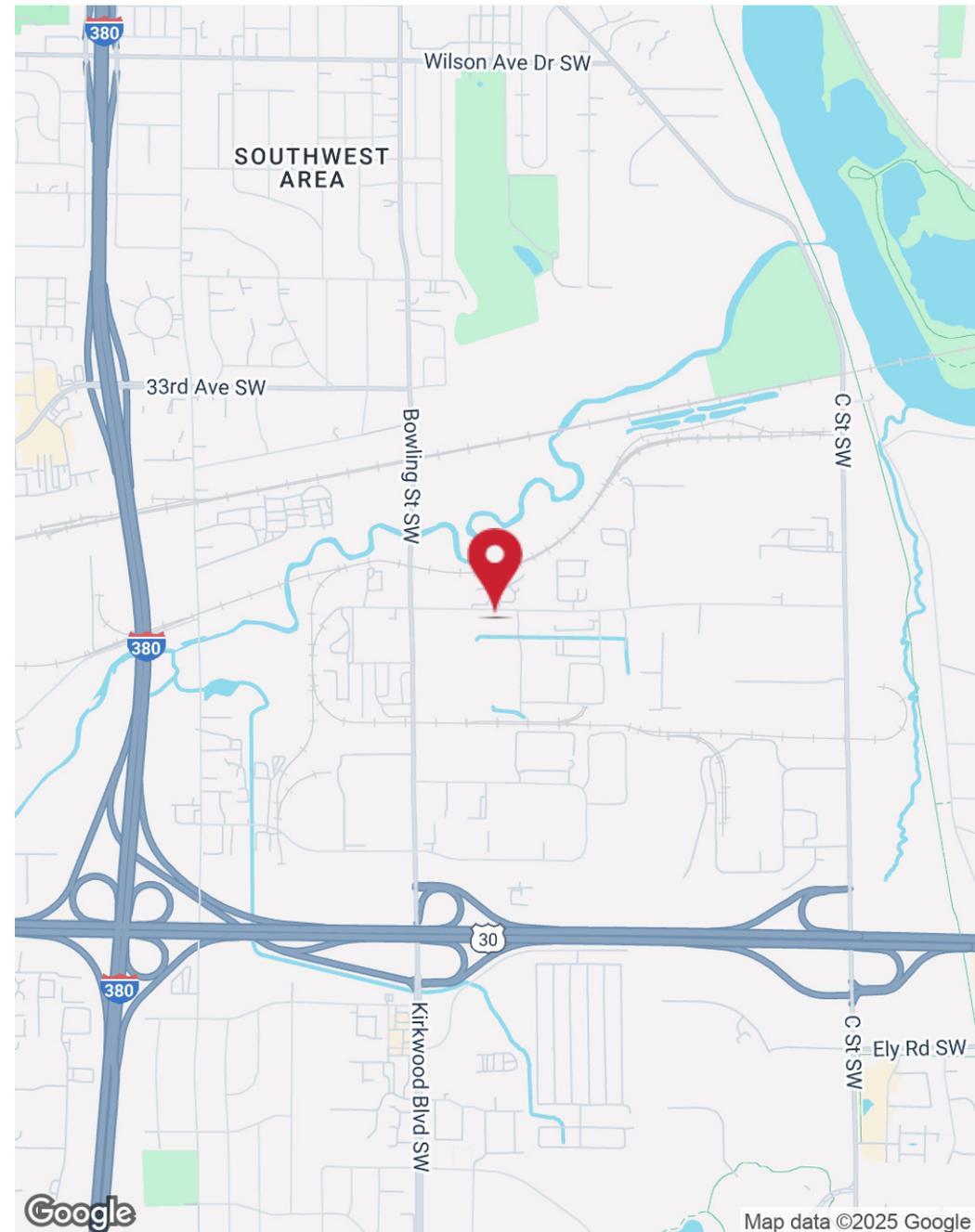
EXECUTIVE SUMMARY

41ST AVE DR SW, CEDAR RAPIDS, IA 52404

LAND LOTS

41ST AVE DR SW, CEDAR RAPIDS, IA 52404

STATUS	SUB-TYPE	SIZE	PRICE
Available	Industrial	1 Acres	\$196,020
Available	Industrial	2.25 Acres	\$416,542
Available	Industrial	5.8 Acres	\$1,084,862



ADDITIONAL AERIAL

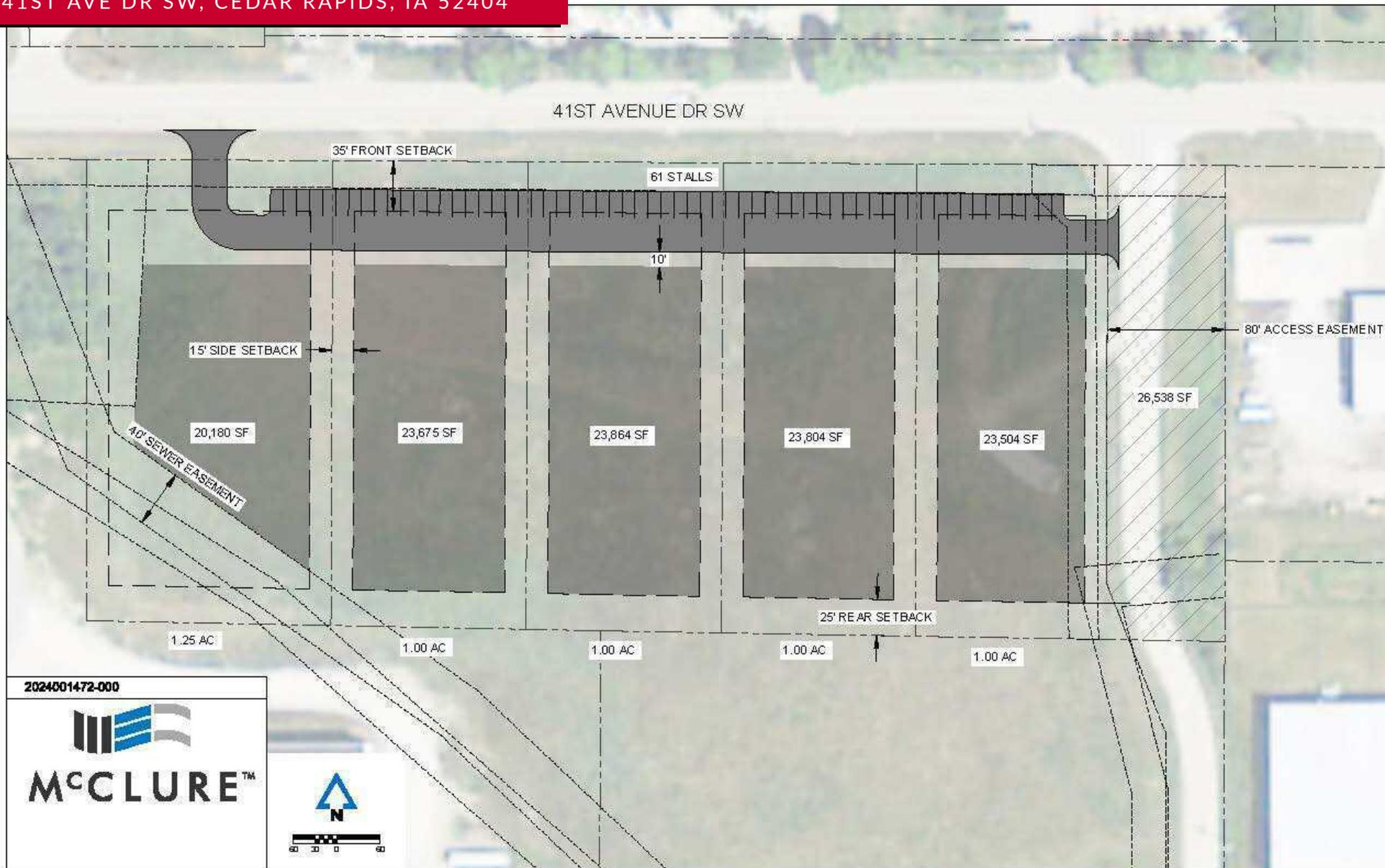
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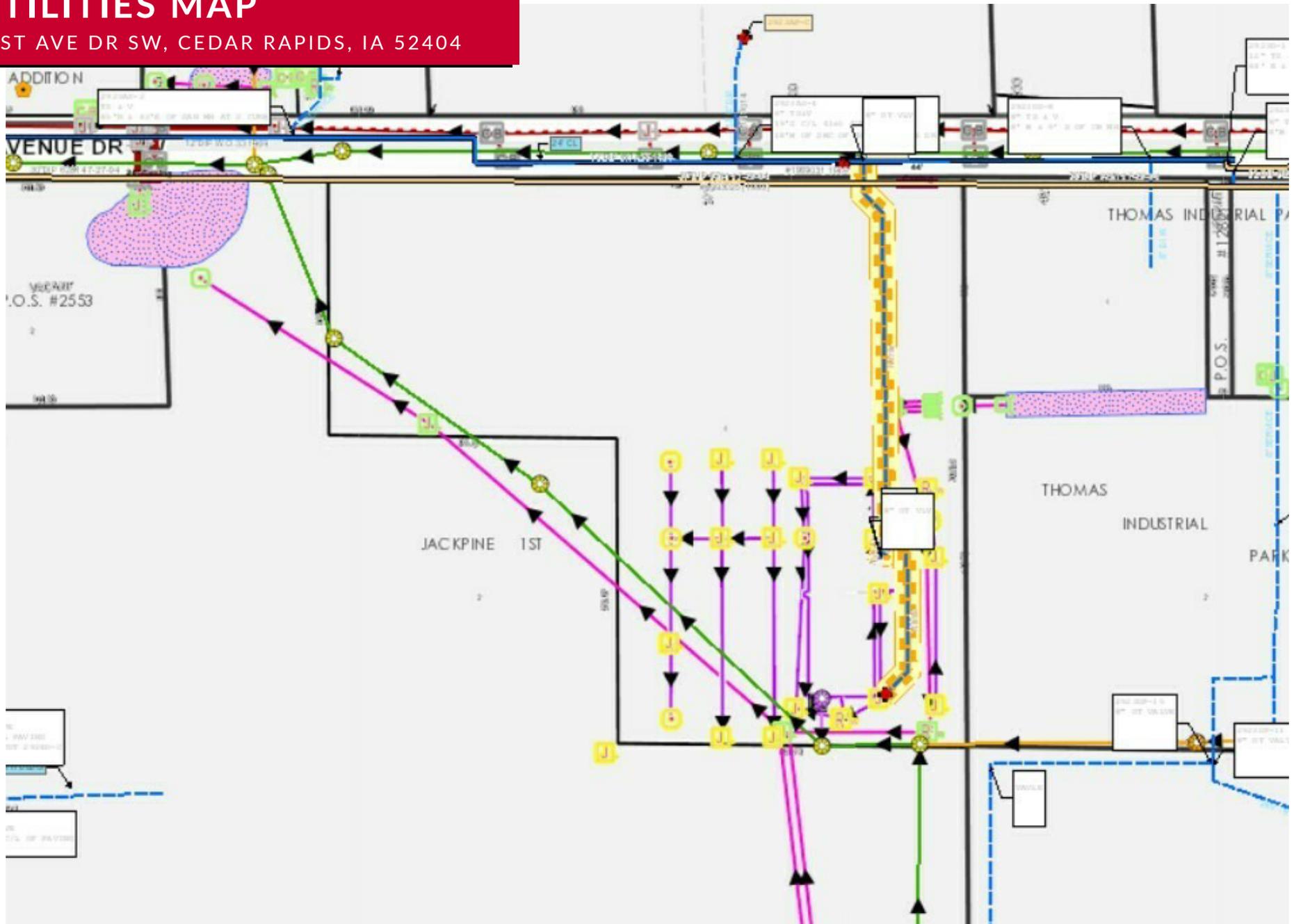
PRELIMINARY SITE PLAN

41ST AVE DR SW, CEDAR RAPIDS, IA 52404



UTILITIES MAP

41ST AVE DR SW, CEDAR RAPIDS, IA 52404



AERIAL MAP

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LOCATION MAP

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