

COMMERCIAL CONDOS

1255 Blairs Ferry Rd

Size: 2,400-9,600 SF

1255 BLAIRS FERRY RD
MARION, IA 52302

ERICA SEELMAN, SIOR JENN SEXTON

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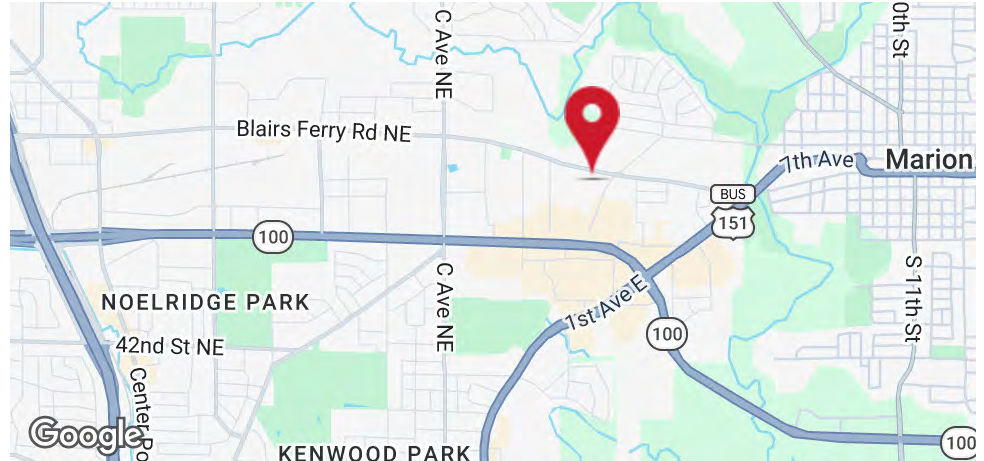
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427 1ST STREET SE, SUITE 200, CEDAR RAPIDS, IA 52401 | 319.731.3400 | GLDCOMMERCIAL.COM



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	See Page 3 For Pricing
Lease Rate:	See Page 3 for Pricing
Building Size:	9,600 SF
Available SF:	2,400 - 9,600 SF
Lot Size:	1.88 Acres
Year Built:	2025
Zoning:	BR, Regional Business

LOCATION OVERVIEW

Located off the busy Blairs Ferry Rd in Marion, IA.

PROPERTY OVERVIEW

Don't miss this rare opportunity to lease or own a newly constructed commercial condo in Marion just off Blairs Ferry Rd. This property features four spacious 2,400 SF units; two of the four units are occupied with income in place (Suites B & D are leased. Contact listing agent for lease terms). Suites A and C are 2,400 SF each and available to occupy. Each unit includes a 14' overhead door, 18' ceilings, man door, window, LED lighting, shop heater, A/C, floor drain, restroom, mop sink, 200-amp service, and onsite parking. Additionally, Suite A features a built-out reception and office area. Suite A is available for lease: \$2,850/month modified gross. Suite C is available for lease: \$2,500/month modified gross. Tenant responsible for improvements, janitorial, heating, water, electric, trash and gas. Owner will pay tax, insurance and CAM.

PROPERTY HIGHLIGHTS

- Located off Blairs Ferry Rd
- Zoned Regional Business

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

PRICING DETAILS

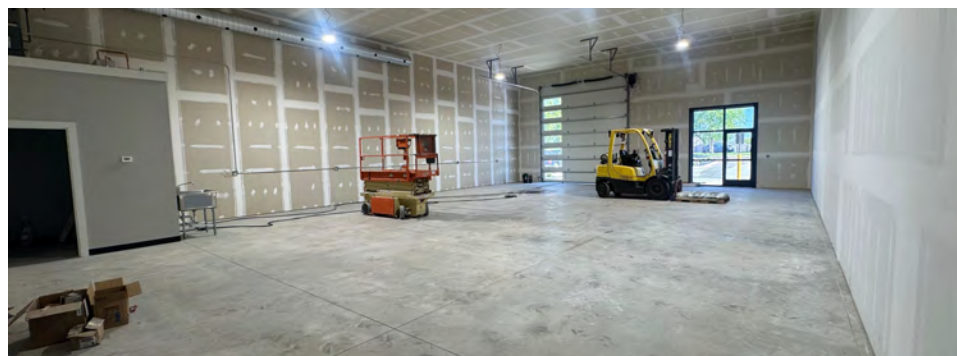
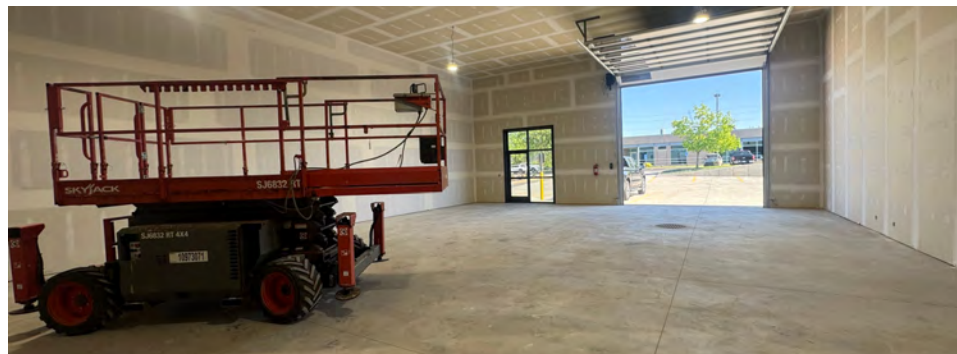


SUITE #	SALE PRICE	LEASE RATE
Suite #A	\$325,000	\$2,850/month Modified Gross
Suite #B	\$285,000	
Suite #C	\$285,000	\$2,500/month Modified Gross
Suite #D	\$285,000	
Suites #A & B	\$610,000	
Suites #C & D	\$570,000	
Suites # A-D	\$1,180,000	

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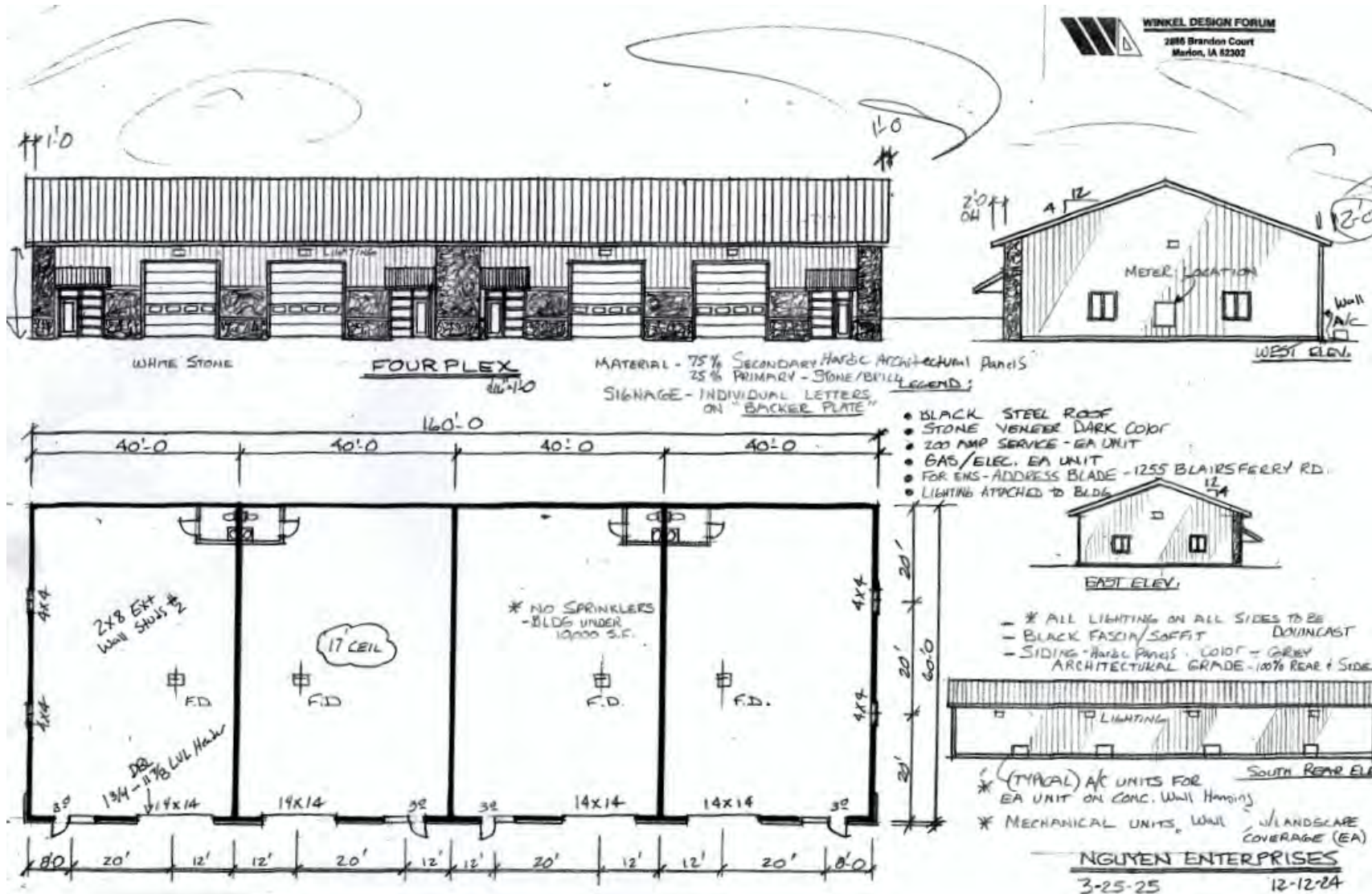
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ADDITIONAL PHOTOS



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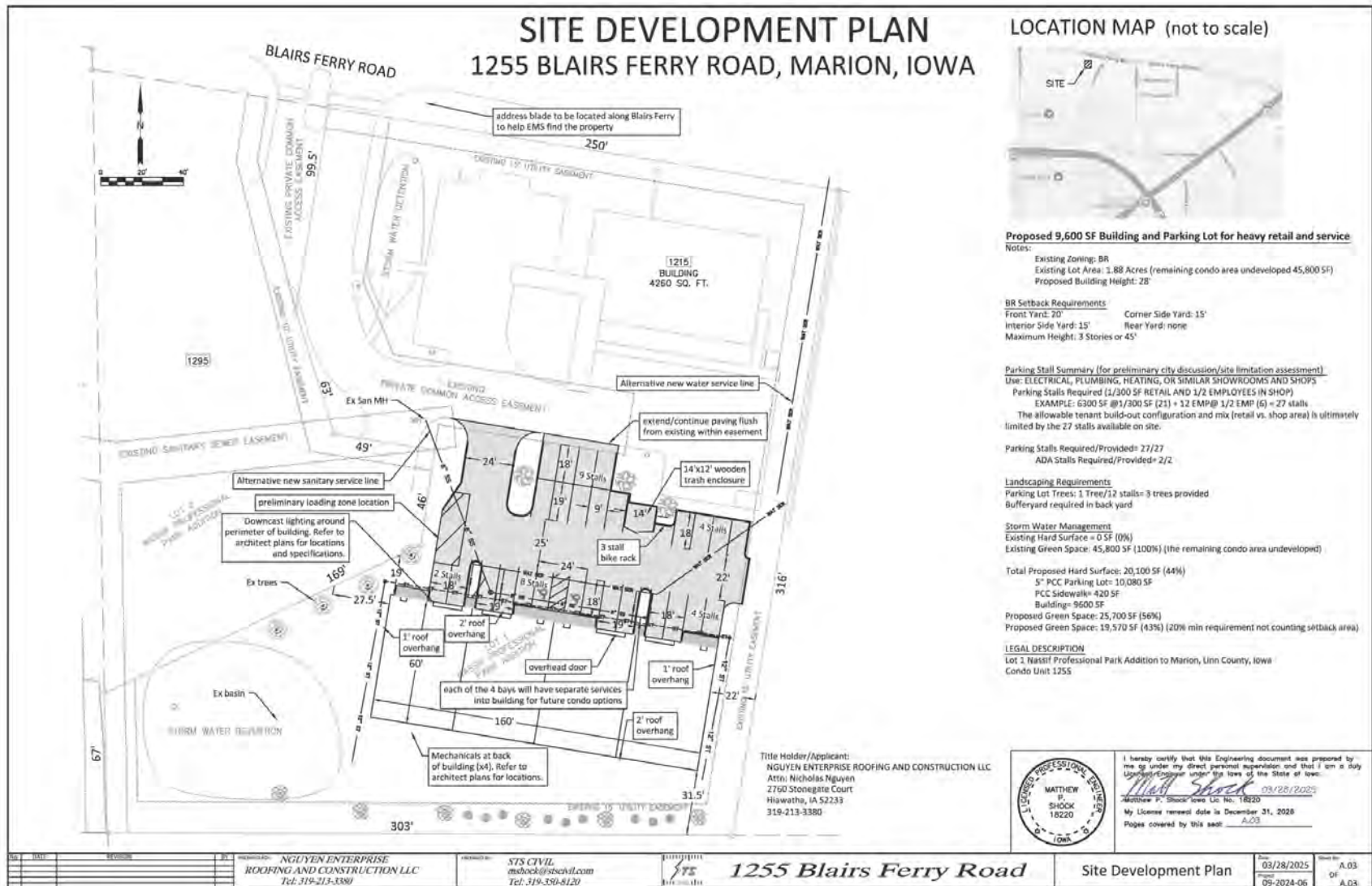
FLOOR PLAN



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SITE PLAN



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AERIAL MAP



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RETAILER MAP



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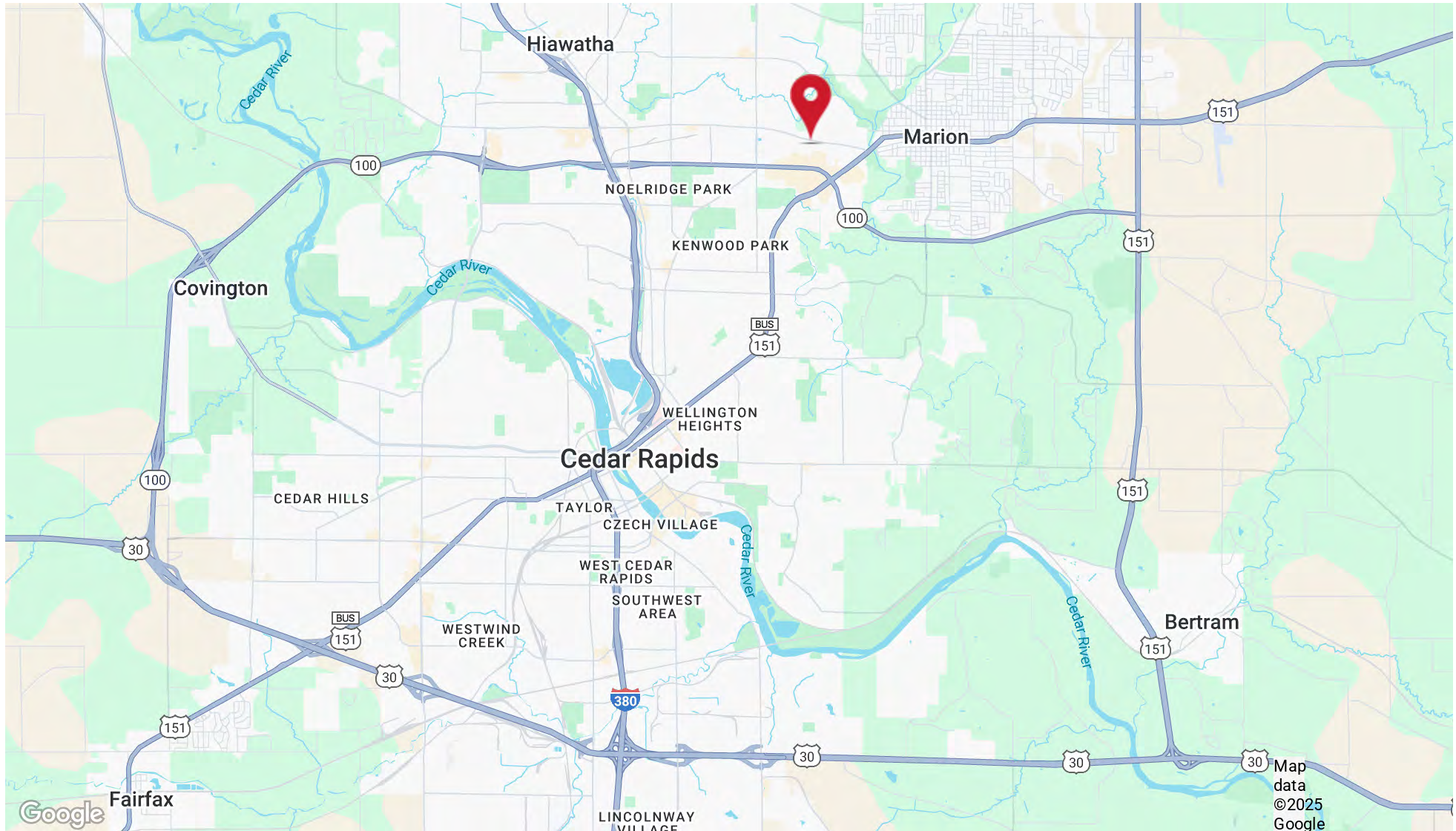
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LOCATION MAP**ERICA SEELMAN, SIOR**

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