



80,000 SF WAREHOUSE

FOR LEASE

8310 6TH ST SW | CEDAR RAPIDS, IA



WSG
CRE
SKOGLMAN
COMMERCIAL



PROPERTY OVERVIEW



Visibility from and immediate access to I-380 at the Wright Bros/Eastern Iowa Airport exit. The building is 32-34' clear and features an EFSR sprinkler for high bay storage. Up to 22 docks and two drive-in OHDs. Site work is under way and the building is expected to deliver in Q1 2027. The building is divisible. Centrally located between Chicago, Kansas City, Minneapolis, St. Louis, Des Moines and Omaha. Blocks from I-380 and the Eastern Iowa Airport.

Property Details	
Address	8310 6 th Street SW Cedar Rapids, IA 52404
County	Linn
Parcel #	19201-76003-00000
Lot Size	14.89 Acres
Lighting	LED warehouse lighting
Zoning	General Industrial
Sprinkler	ESFR
Power Capacity	480, 3-phase, 800-amp
Clear Height	32 - 34'
Loading Docks	22
Overhead Doors	2
Est. Pass Through	\$2.25/ SF
Lease Rate	\$8.95*/SF NNN
*Assumes 3.5% annual escalator	



PROPERTY PHOTOS





AERIAL MAP





PARCEL MAP



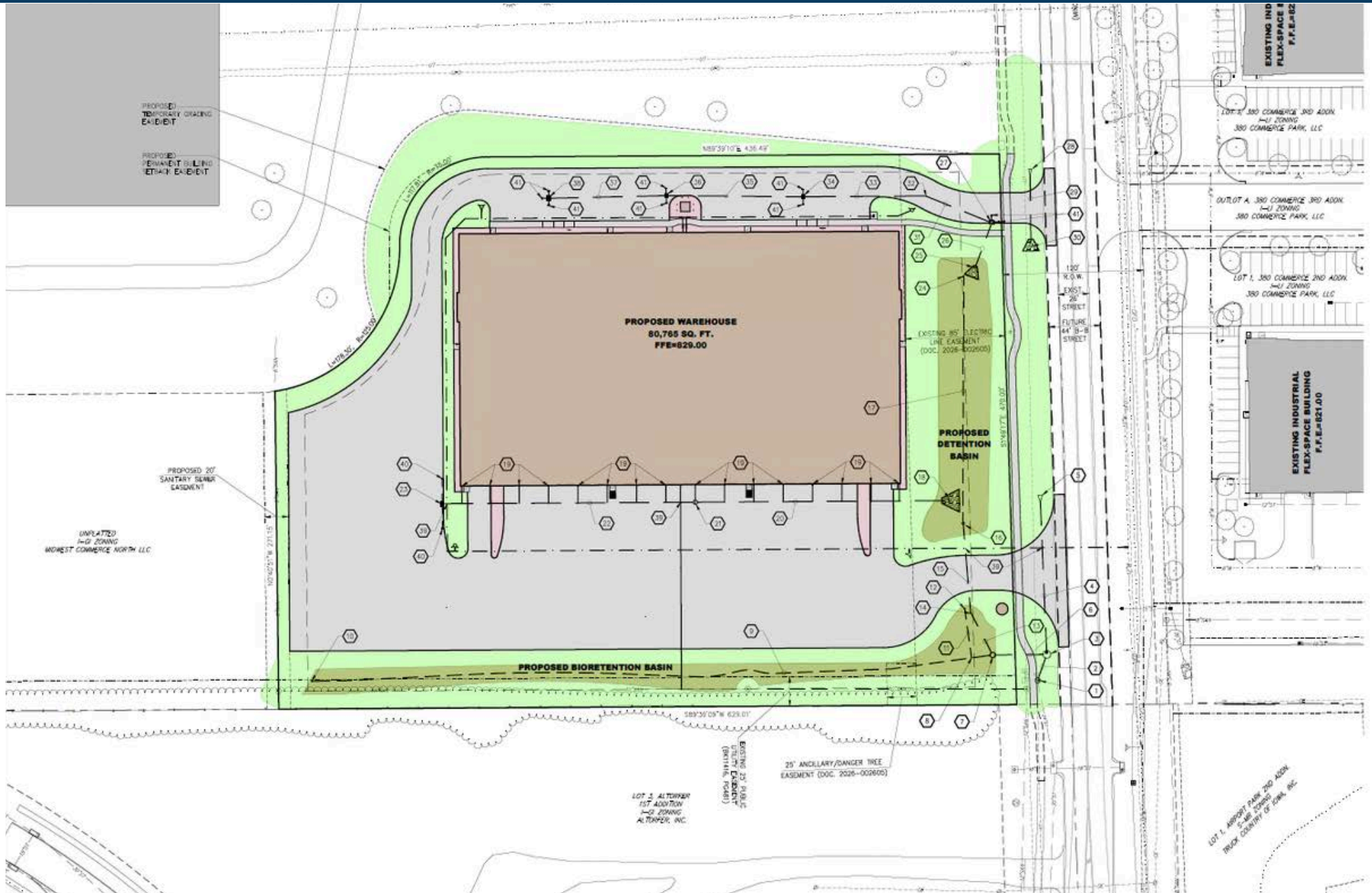
Parcel 19201-76003-00000

380

68,900 VPD

31,500 VPD

SITE PLAN





CEDAR RAPIDS OVERVIEW

Cedar Rapids, known as the "City of Five Seasons," offers a high quality of life with affordable housing, excellent schools, and a vibrant arts scene. Its strategic location along major transportation routes, including I-380 and the Eastern Iowa Airport, supports business, travel, and community growth. Recent investment (over \$1 billion combined) by major technology companies Google and QTS (Quality Technology Services) also reinforces Cedar Rapids' role as a regional technology hub. The city's welcoming atmosphere and diverse amenities make it a great place to live, work, and study.



Largest corn-processing city in the world



Second largest producer of wind energy in the U.S.



One of the leading manufacturing regions in the U.S.

Cedar Rapids MSA

Population	276,520
Jobs	134,707
Companies	8,462
Counties	3
Cities	86
School Districts	18
Colleges & Universities	6

Top Employers

Collins Aerospace	9,400
TransAmerica	3,800
Unity Point Health	2,979
Cedar Rapids Community	2,879
Nordstrom Direct	2,150

COMMERCIAL TRANSPORTATION MAP



Driving from Cedar Rapids

CHICAGO, IL	257 MILES	3 HR, 45 MIN
OMAHA, NE	258 MILES	3 HR, 45 MIN
ST. LOUIS, MO	281 MILES	4 HR, 15 MIN
INDIANAPOLIS, IN	388 MILES	5 HR, 45 MIN
SIOUX FALLS, SD	282 MILES	4 HR, 15 MIN
KANSAS CITY, MO	317 MILES	4 HR, 30 MIN
FARGO, ND	358 MILES	5 HR, 15 MIN
DETROIT, MI	510 MILES	7 HR, 30 MIN
MINNEAPOLIS, MN	517 MILES	7 HR, 45 MIN



CONTACTS



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