



WAREHOUSE SPACE

FOR LEASE

201 33RD STREET DRIVE SE | CEDAR RAPIDS, IA



WSG
CRE

SKOGMAN
COMMERCIAL



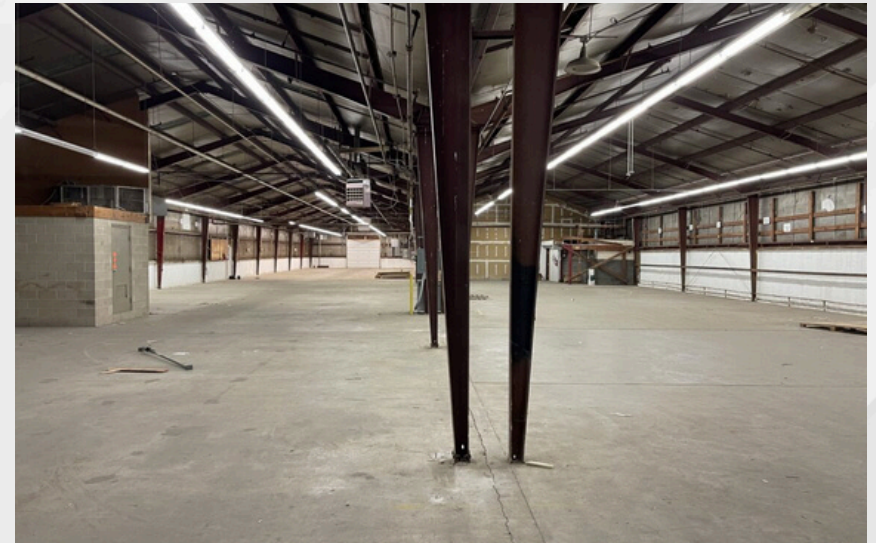
PROPERTY OVERVIEW

Property Details	
Address	201 33 rd Street Drive SE Cedar Rapids, IA 52402
Building Size	20,040 SF (Divisible)
Available for Lease	20,040 SF
Lot Size	3.59 Acres
Zoning	Traditional Industrial Mixed Use
Power	400-AMP, 3-phase
Loading Docks	3
Overhead Doors	2
Parcel #	14113-05004-00000 & 14113-05005-00000
County	Linn
Lease Type	Triple Net/Gross
Pass Through Ex.	\$1.95/SF
Lease Rate	\$3.95/SF NNN

Prime warehouse/manufacturing space available just off 1st Avenue and 32nd Street Drive SE. The building features three dock doors with levelers and two 14' x 16' overhead doors, providing excellent loading and access options. Heavy electrical service with 400 AMP, three-phase power supports a range of industrial uses. The property includes a newly finished small office within the warehouse, LED lighting throughout, and a new metal roof. Situated on a large site that allows for outdoor storage and use, this cost-effective facility offers flexibility for a variety of operations. Ownership group are licensed realtors in the State of Iowa.

201 33rd Street Drive SE | Cedar Rapids, IA 52402

PROPERTY PHOTOS

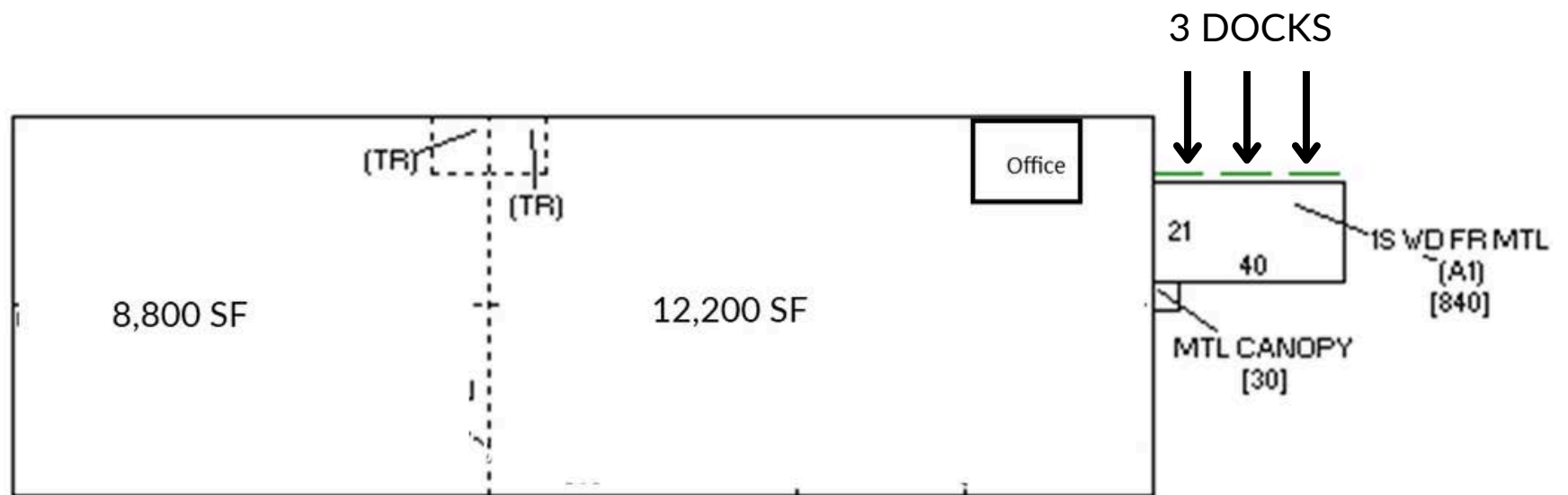


417 1st Avenue SE | Cedar Rapids, IA 52401

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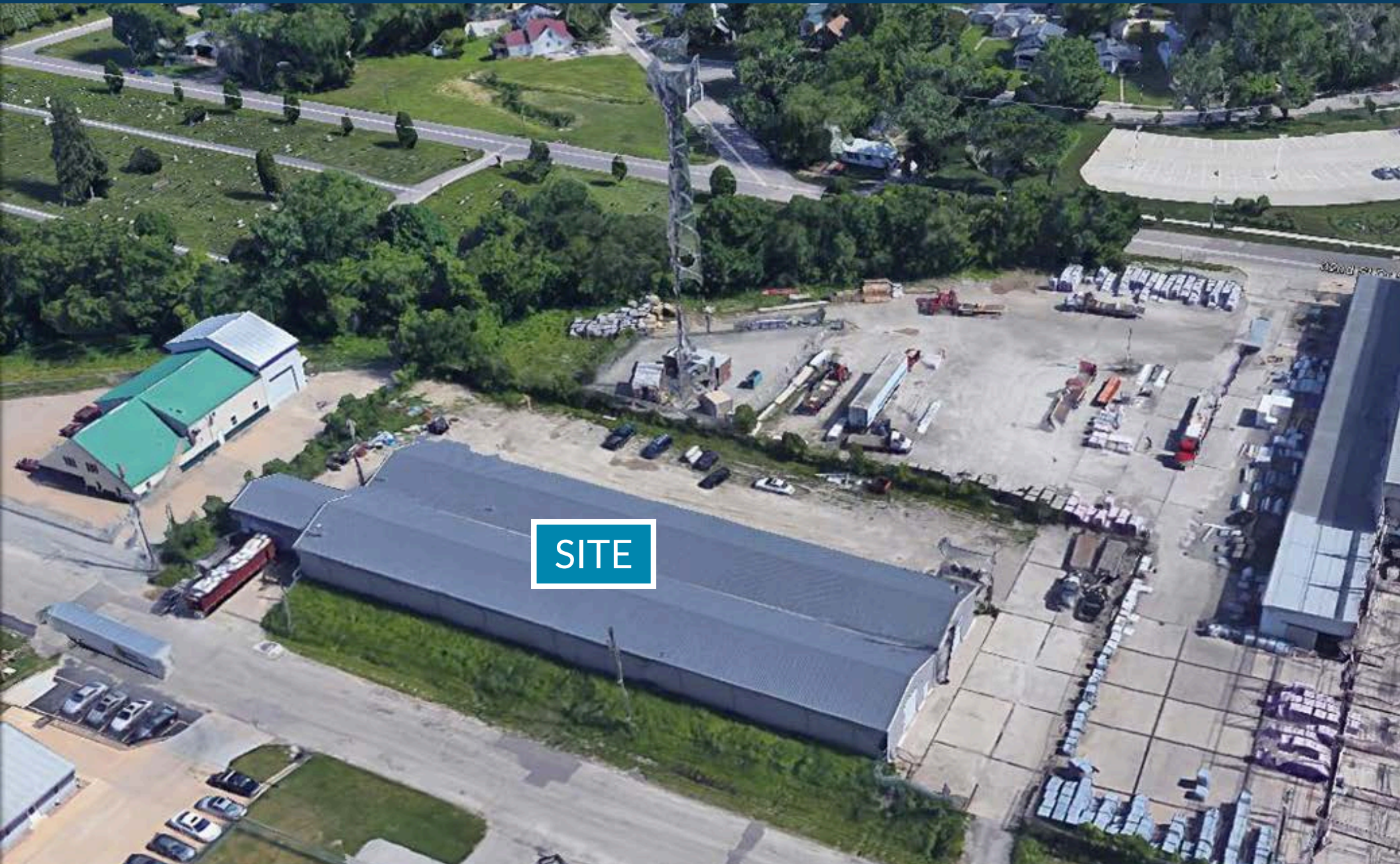
FLOOR PLAN



201 33rd Street Drive SE | Cedar Rapids, IA 52402



AERIAL MAP



417 1st Avenue SE | Cedar Rapids, IA 52401

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AERIAL MAP





CEDAR RAPIDS OVERVIEW

Cedar Rapids offers a prime location for industrial investment with its strategic position along major transportation corridors, including I-380, rail lines, and the Eastern Iowa Airport. The city features an extensive infrastructure supporting manufacturing and logistics, bolstered by its central Midwest location for efficient distribution. With a business-friendly environment and access to a skilled workforce, Cedar Rapids is well-suited for industrial growth and expansion.



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

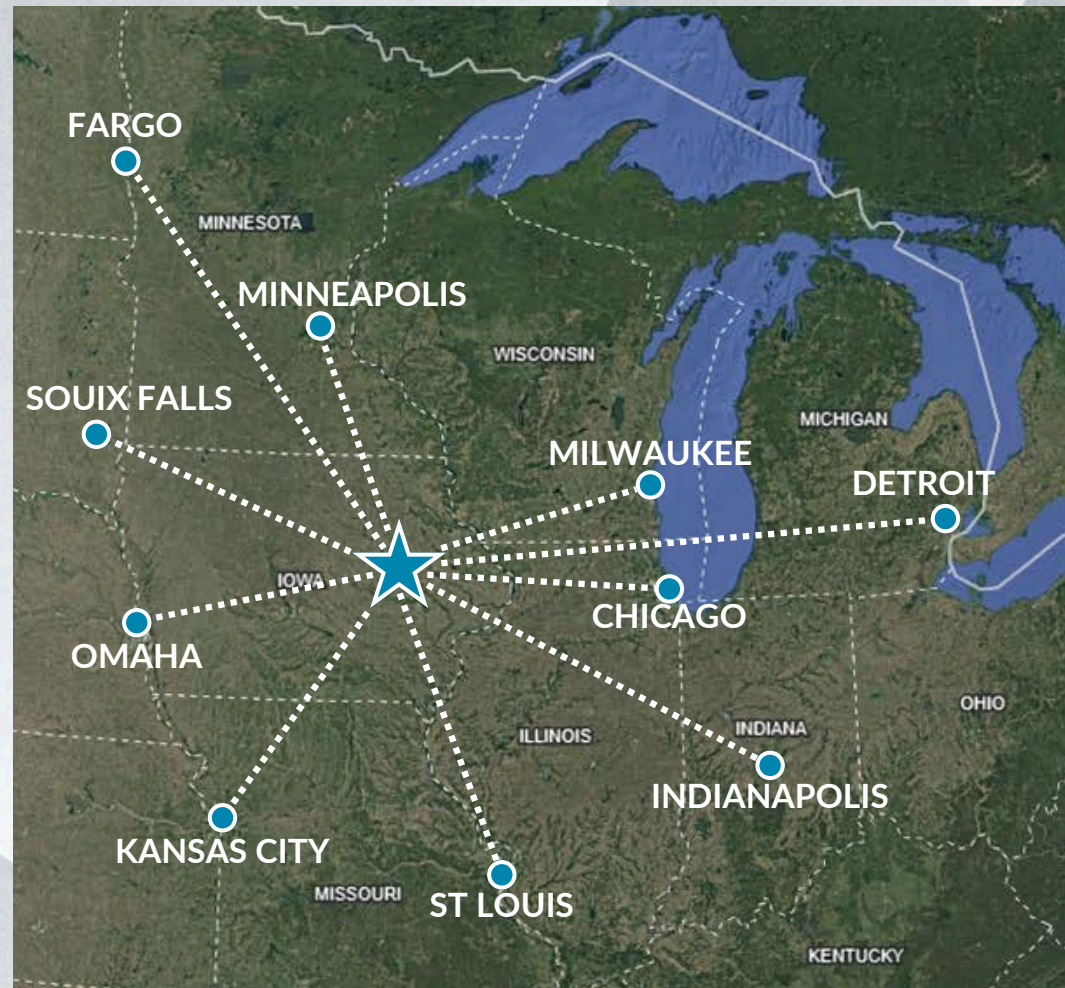
Top Employers

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



TRANSPORTATION

Driving from Cedar Rapids		
	Miles	Hours
Chicago, IL	257	3.75
Omaha, NE	258	3.75
Minneapolis, MN	222	4.00
St. Louis, MO	281	4.25
Indianapolis, IN	388	5.75
Sioux Falls, SD	282	4.25
Kansas City, MO	317	4.50
Fargo, ND	358	5.25
Detroit, MI	510	7.50





EASTERN IOWA AIRPORT NON-STOP FLIGHTS



Location	Carrier
Atlanta (ATL)	Delta
Charlotte (CLT)	American Airlines
Chicago (ORD)	American Airlines / United Express
Dallas (DFW)	American Airlines
Denver (DEN)	Frontier Airlines / United Express
Detroit (DTW)	Delta
Las Vegas (LAS)	Allegiant
Los Angeles (LAX)*	Allegiant
Miami (MIA)	American Airlines
Minneapolis (MSP)	Delta
Nashville (BNA)	Allegiant
Orlando/Sanford (SFB)	Allegiant
Orlando International (MCO)	Allegiant
Phoenix/Mesa (AZA)	Allegiant
Punta Gorda/Ft. Myers (PGD)	Allegiant
Sarasota (SRQ)	Allegiant
Tampa/St. Petersburg (PIE)	Allegiant



CONTACTS



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