

INDUSTRIAL LAND AVAILABLE

76TH AVE INDUSTRIAL PARK | CEDAR RAPIDS, IA 52404



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HIGHLIGHTS

FOR SALE: LOT 3 | 7.73 AC | \$2.95/SF

-  Commercial lot located in a thriving industrial area
-  Existing on-site water detention found on the north side of the lot
-  Conveniently located near Interstate 380 and Highway 30
-  5 minutes out from the Eastern Iowa Airport
-  Home of Thompson Truck & Trailer, Old Dominion Freight Line, MidAmerican Energy, Brown NationalLease, and Martin Equipment
-  Within 20 minutes of Iowa City
-  Seller would consider a build-to-suit for a qualified tenant

7.73 ACRES AVAILABLE

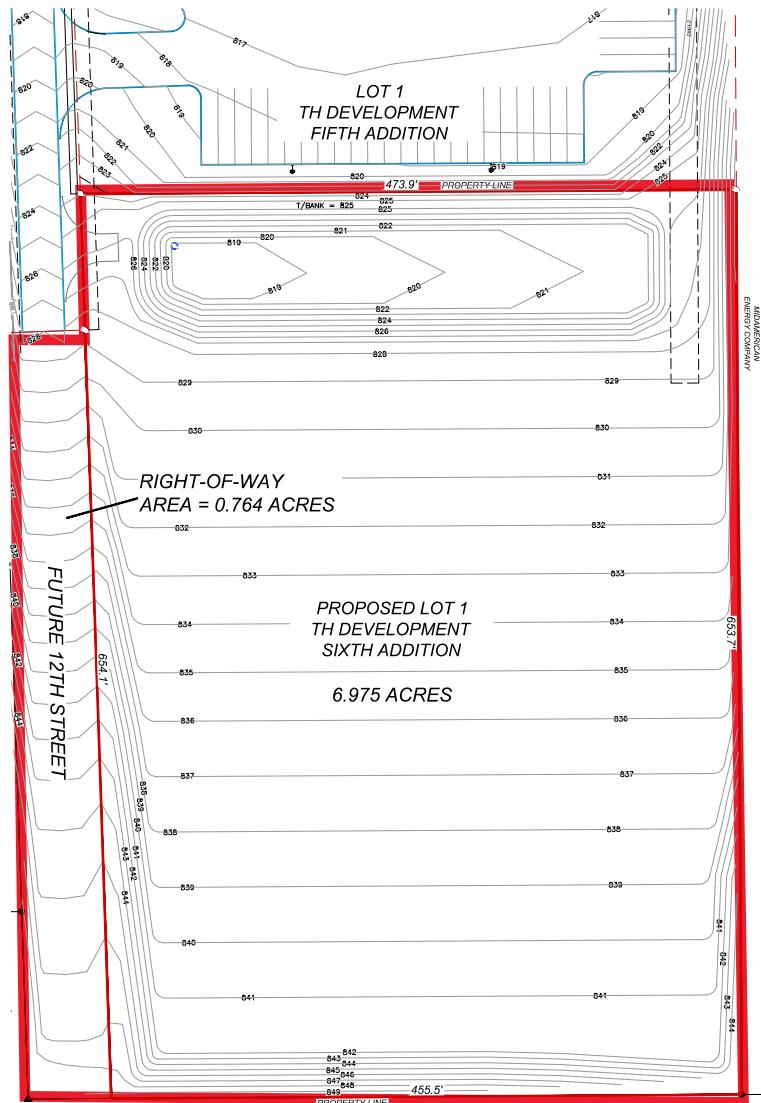


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 **CUSHMAN & WAKEFIELD**
Iowa Commercial Advisors

GRADING PLAN

7.73 ACRES AVAILABLE

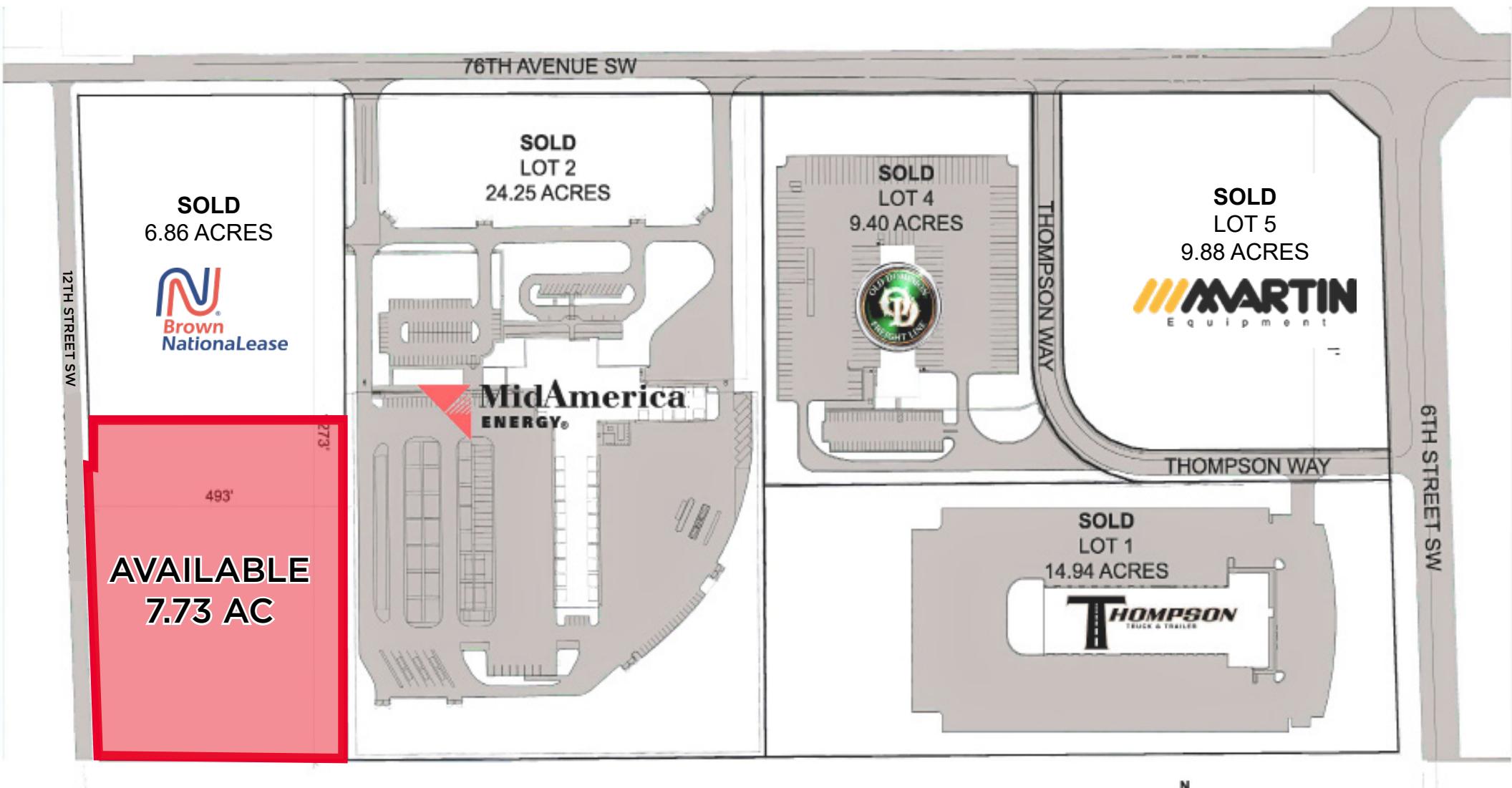


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SITE PLAN

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DRONE PHOTO

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Iowa Commercial Advisors

A DRIVING WORKFORCE

RETAIL | INDUSTRIAL AERIAL



DEMOGRAPHICS

Population	10,025	44,657	169,069
AVG. HH Income	\$65,451	\$72,397	\$82,150
Total Employees	17,204	38,948	103,173
Daytime Population	20,120	52,749	156,516



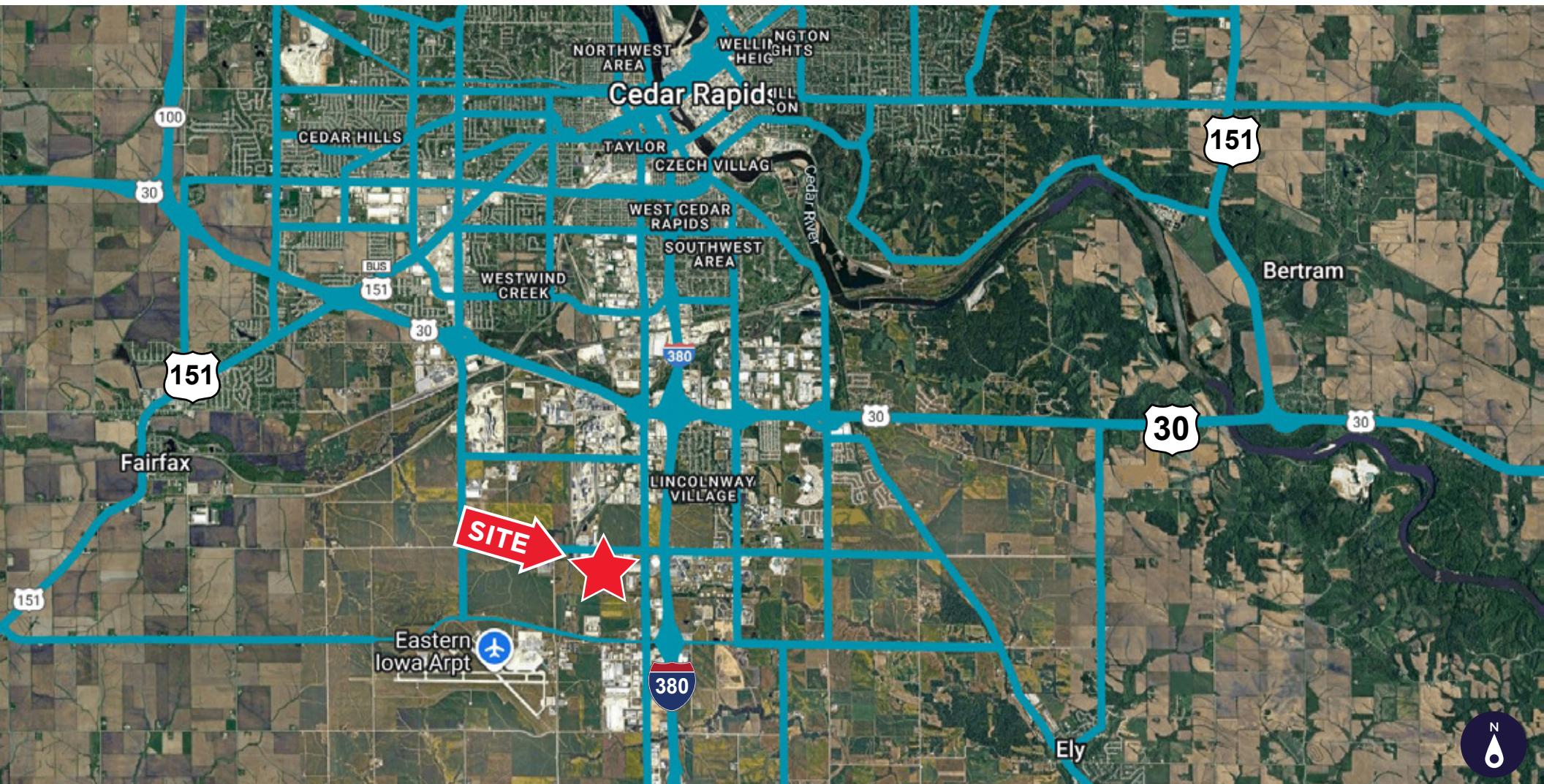
The logo for Hunter Companies. It features the word "HUNTER" in a large, bold, dark green sans-serif font. To the left of "HUNTER" is a graphic element consisting of four vertical bars of decreasing height from left to right, with the first bar being light gray and the subsequent three being white. Below "HUNTER" is the word "Companies" in a smaller, dark green sans-serif font.



**CUSHMAN &
WAKEFIELD**
Iowa Commercial Advisors

A GROWING CORRIDOR

CEDAR RAPIDS AERIAL



HUNTER
Companies

CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

ICR IOWA

Cedar Rapids is located in the Iowa City and Cedar Rapids MSA, locally known as ICR Iowa. It is within a 4-5 hour drive to major key cities in the Midwest - Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St.



729,401

WORKFORCE
POPULATION



95%

EDUCATIONAL
ATTAINMENT



8.9%

EMPLOYMENT
GROWTH RATE



7 COUNTIES

- Benton County
- Cedar County
- Iowa County
- Johnson County
- Jones County
- Linn County
- Washington

**487,106
POPULATION**

**\$1,227,628,806
ANNUAL GOODS EXPORT**

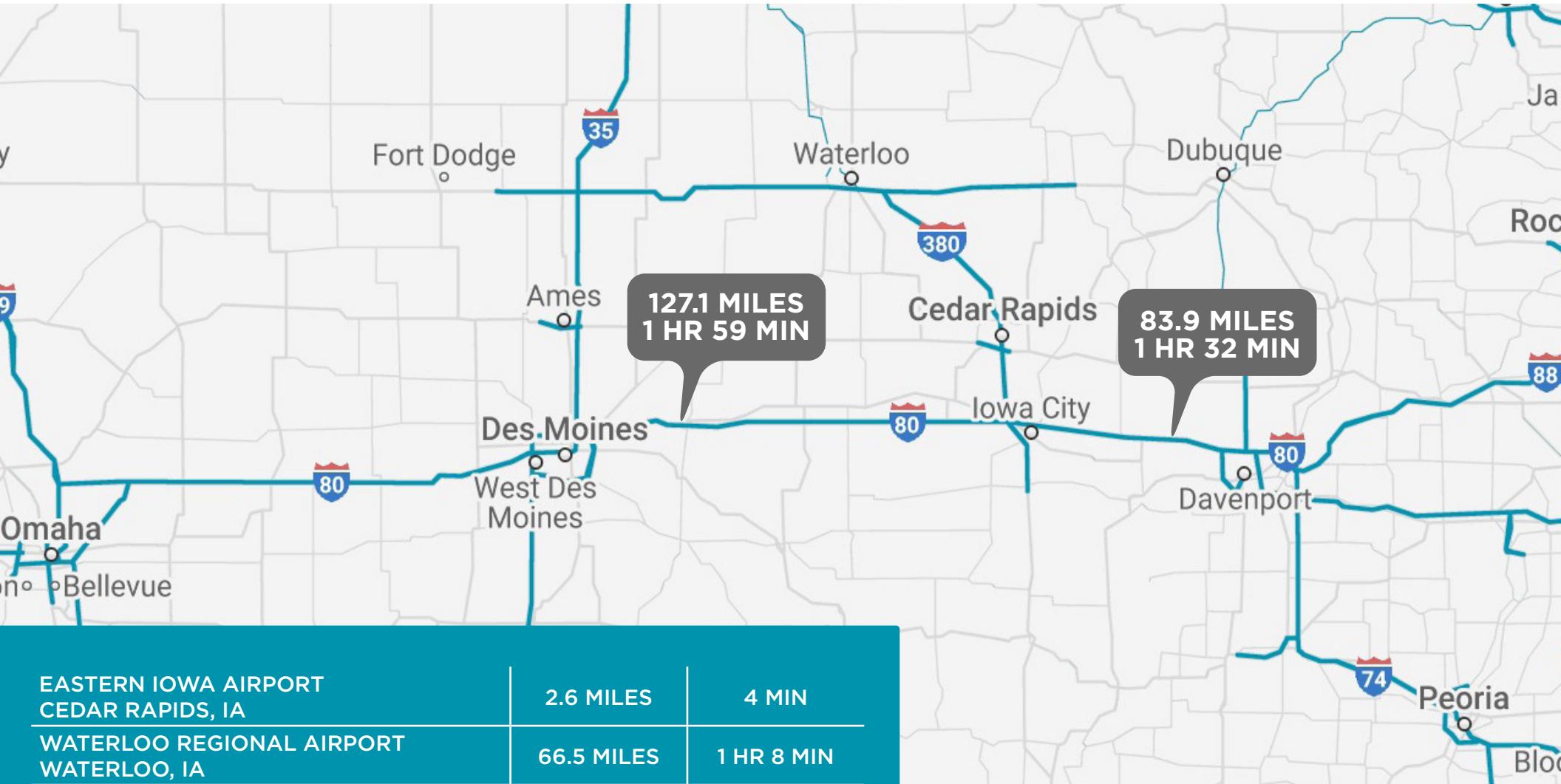
**36,816,284
300 MILE POPULATION**



A CENTRAL LOCATION



EASTERN IOWA AIRPORTS

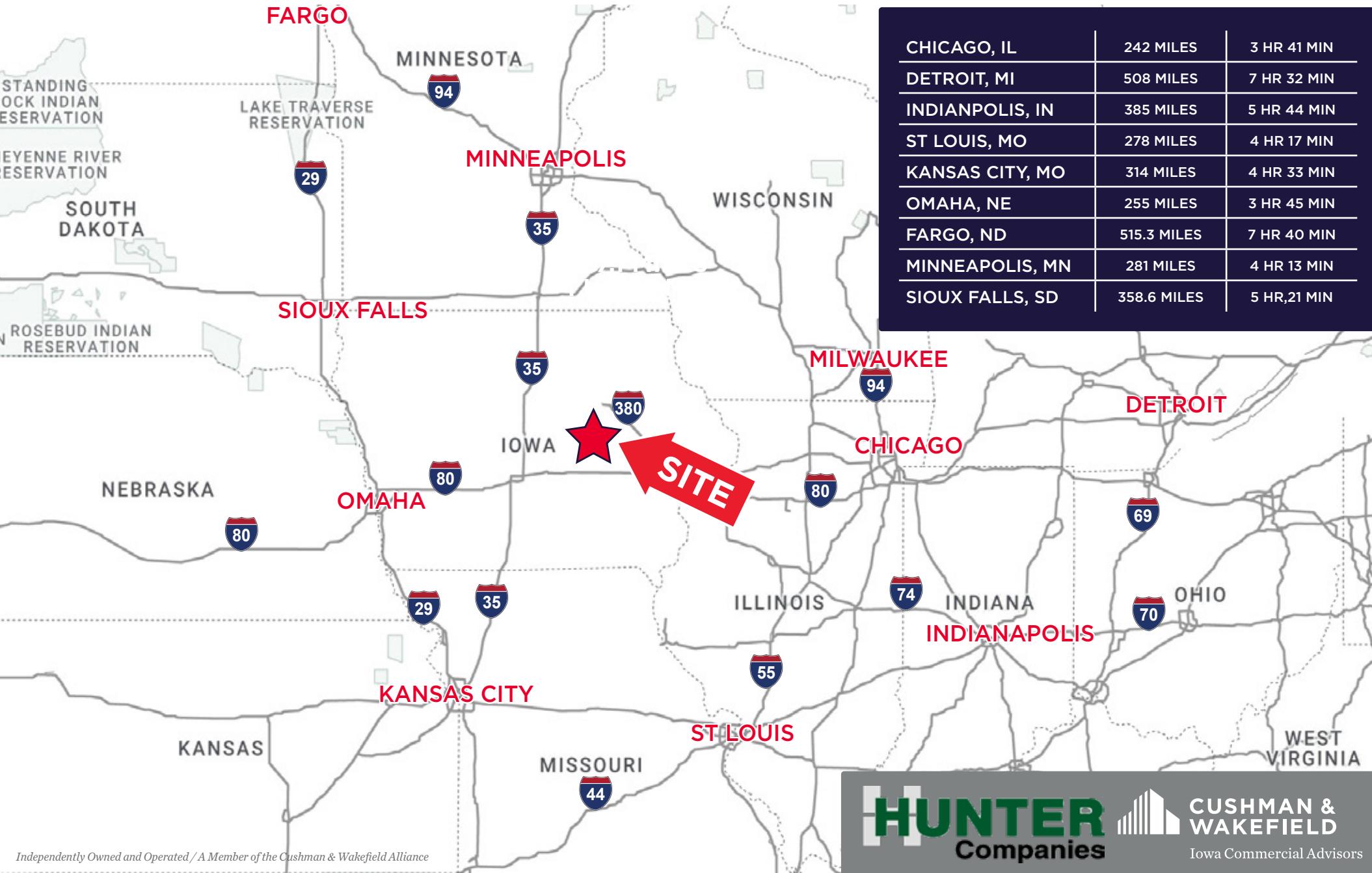


A CENTRAL LOCATION



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MIDWEST INTERSTATE MAP



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