

INDUSTRIAL LAND AVAILABLE

76TH AVE INDUSTRIAL PARK | CEDAR RAPIDS, IA 52404

AVAILABLE
7.73 AC

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HIGHLIGHTS

76TH AVE INDUSTRIAL PARK | CEDAR RAPIDS, IA

7.73 ACRES AVAILABLE

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



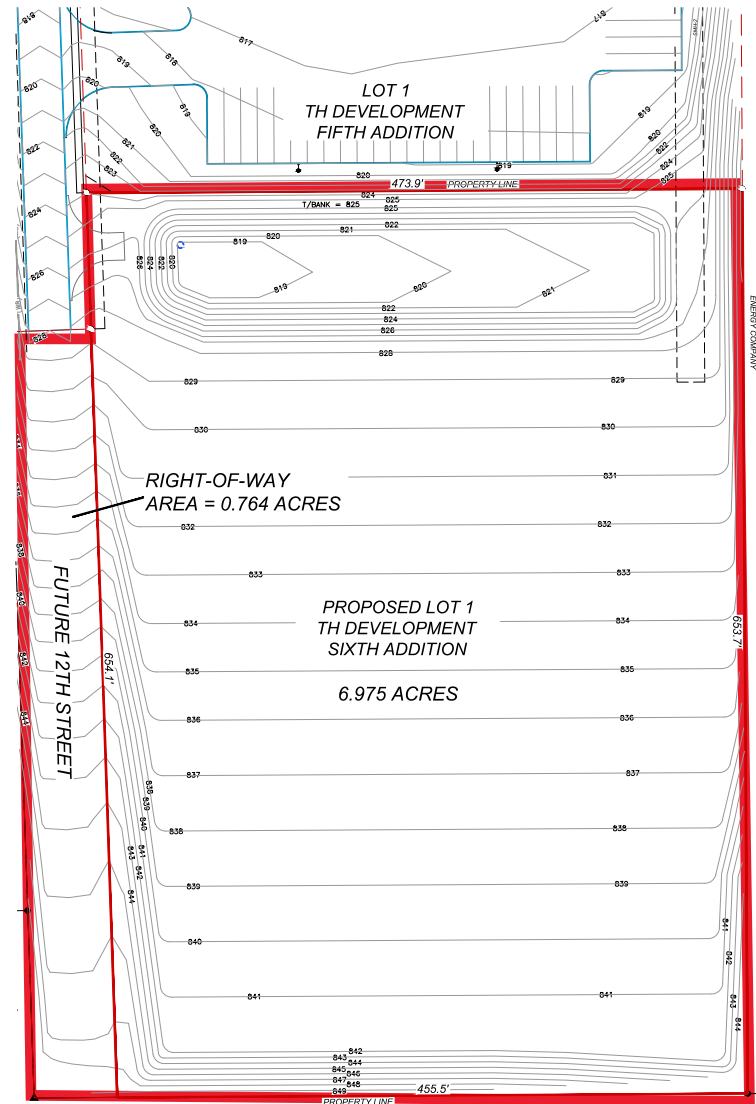
HUNTER
Companies

**CUSHMAN &
WAKEFIELD**
Iowa Commercial Advisors

GRADING PLAN

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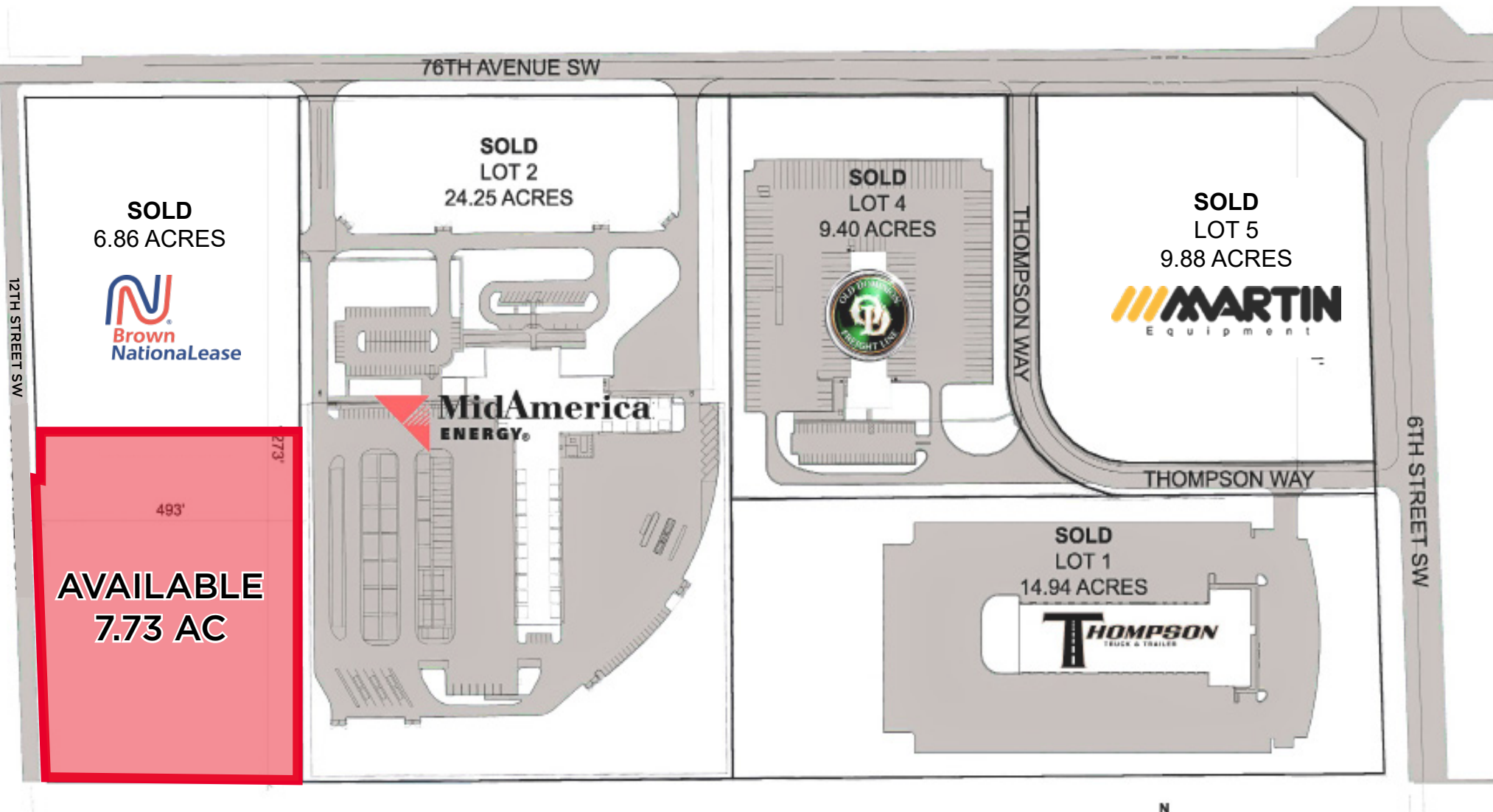
HUNTER
Companies

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SITE PLAN

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DRONE PHOTO

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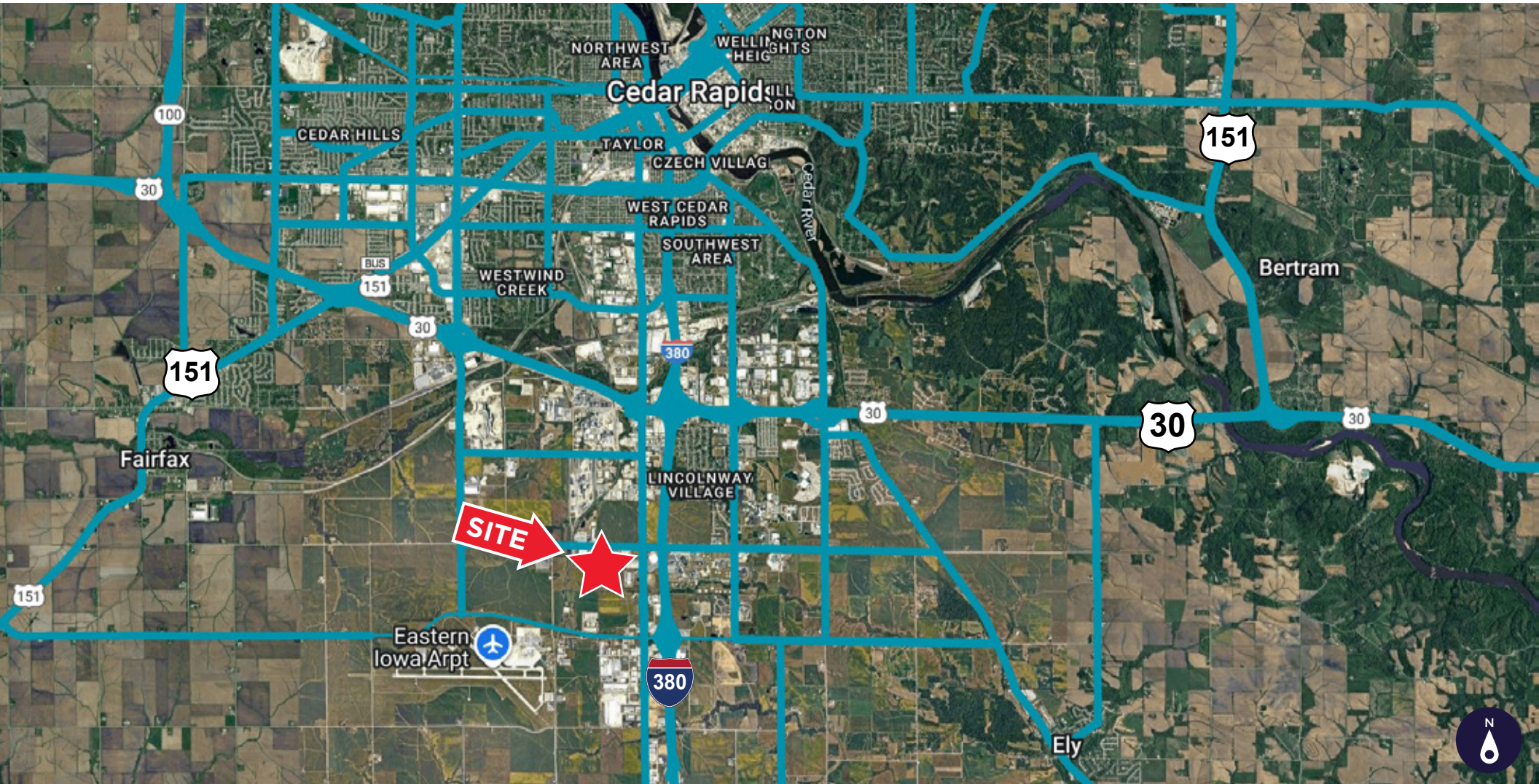


76TH AVE SW



A GROWING CORRIDOR

CEDAR RAPIDS AERIAL



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

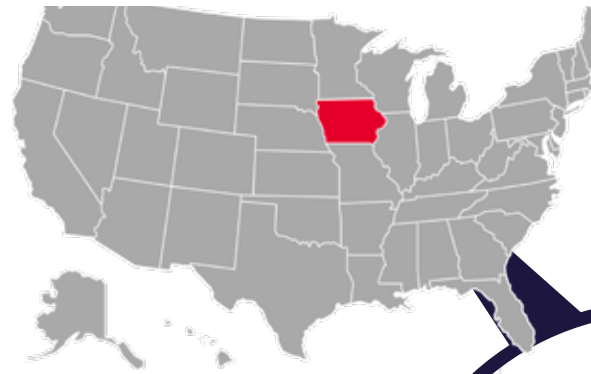
36,816,284
300 MILE POPULATION



**IOWA RANKED #1
OVERALL BEST STATE**



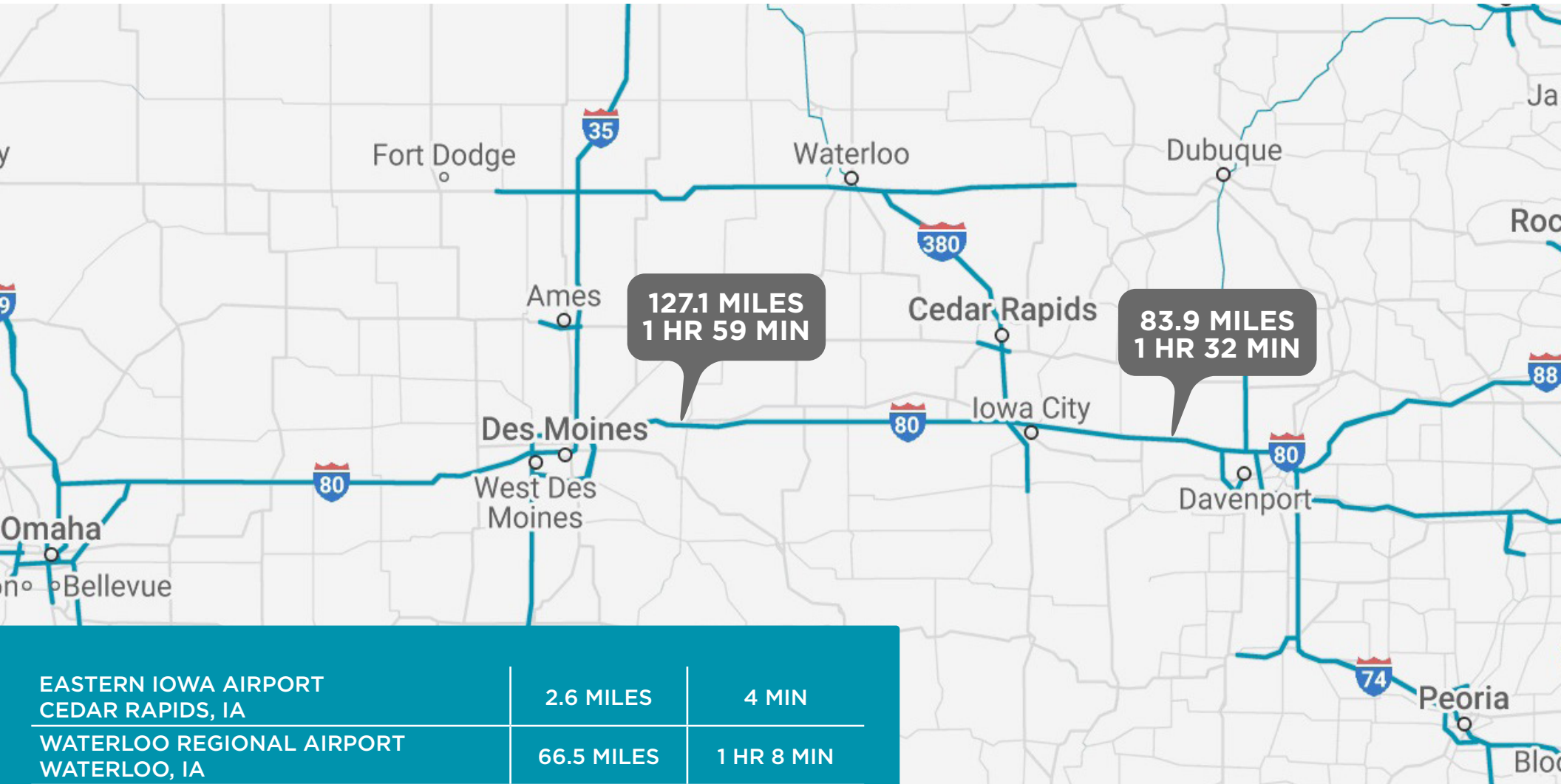
**RANKED #2 BEST COST
OF DOING BUSINESS**



A CENTRAL LOCATION

76TH AVE INDUSTRIAL PARK | CEDAR RAPIDS, IA

EASTERN IOWA AIRPORTS



EASTERN IOWA AIRPORT CEDAR RAPIDS, IA	2.6 MILES	4 MIN
WATERLOO REGIONAL AIRPORT WATERLOO, IA	66.5 MILES	1 HR 8 MIN
QUAD CITIES INTERNATIONAL AIRPORT MOLINE, IL	83.9 MILES	1 HR 15 MIN
DES MOINES INTERNATIONAL AIRPORT DES MOINES, IA	127.1 MILES	1 HR 57 MIN



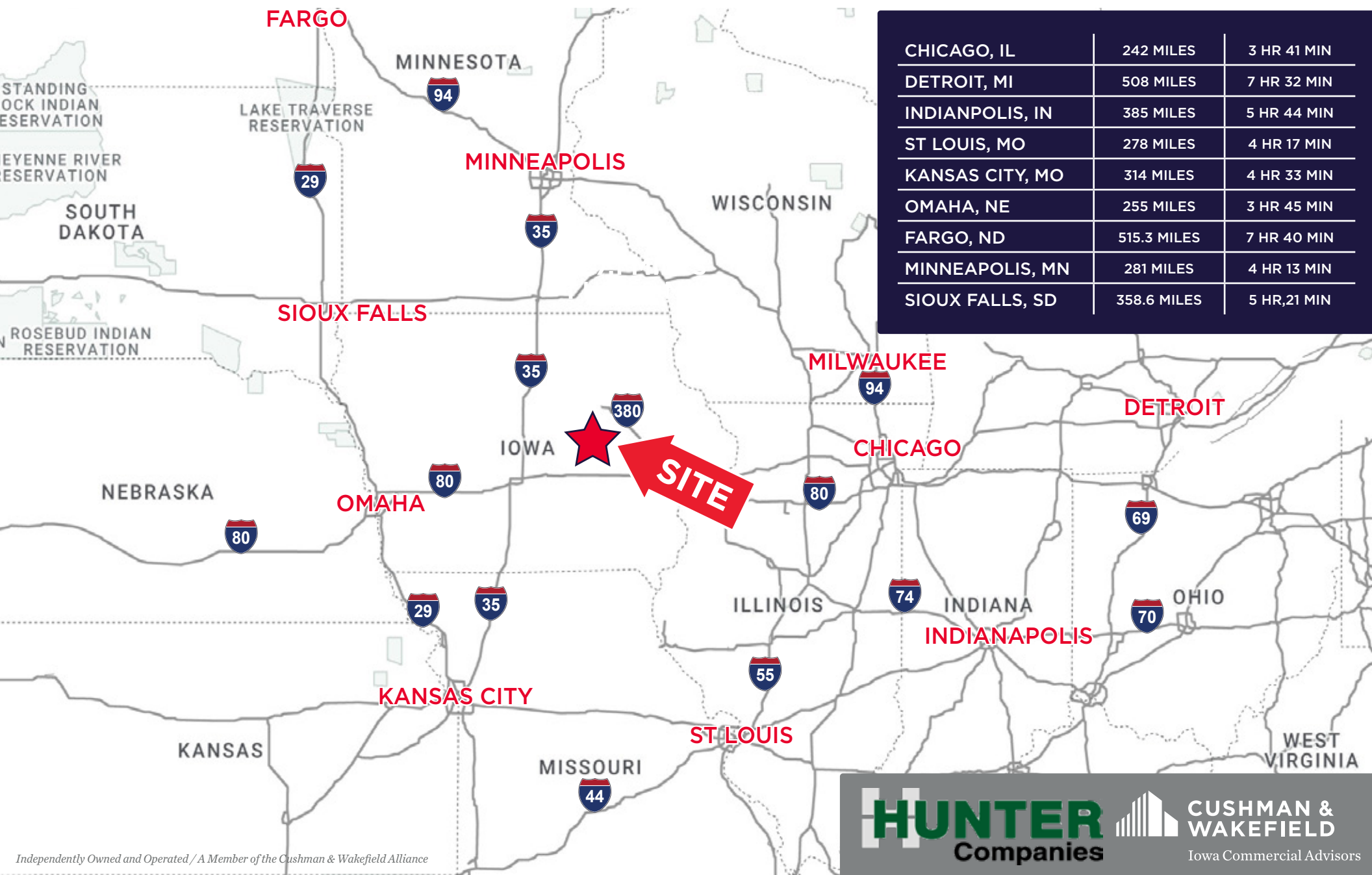
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A CENTRAL LOCATION



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MIDWEST INTERSTATE MAP



CHICAGO, IL	242 MILES	3 HR 41 MIN
DETROIT, MI	508 MILES	7 HR 32 MIN
INDIANAPOLIS, IN	385 MILES	5 HR 44 MIN
ST LOUIS, MO	278 MILES	4 HR 17 MIN
KANSAS CITY, MO	314 MILES	4 HR 33 MIN
OMAHA, NE	255 MILES	3 HR 45 MIN
FARGO, ND	515.3 MILES	7 HR 40 MIN
MINNEAPOLIS, MN	281 MILES	4 HR 13 MIN
SIOUX FALLS, SD	358.6 MILES	5 HR,21 MIN



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