

4520
4520 20TH AVE SW
CEDAR RAPIDS, IA 52404

INDUSTRIAL INVESTMENT OPPORTUNITY

FOR SALE



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4520 20TH AVE SW, CEDAR RAPIDS, IA 52404

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SECTION 1

PROPERTY INFORMATION

PROPERTY OVERVIEW

Exceptional investment opportunity featuring a 232,750 SF institutional-quality distribution warehouse leased to Consolidated Electrical Distributors, a nationally recognized, financially strong tenant. The property generates \$85,400/month (\$1,024,800 annually) in NNN income and is offered at \$13,664,000, reflecting a compelling 7.5% capitalization rate. The building offers tall clear heights and efficient distribution functionality, supporting long-term tenant retention and operational flexibility. In-place rents are below current market levels, providing attractive upside potential, while the offering is priced well below replacement cost, enhancing downside protection. Strategically located with immediate access to Highway 30 and I-380, the property benefits from excellent regional and interstate connectivity. The site is positioned near the major 1,400-acre data center campus development anchored by Google and QTS Data Centers, further strengthening long-term demand and investment fundamentals. This is a rare opportunity to acquire a stabilized, credit-tenant industrial asset with strong current cash flow, embedded growth potential, and durable location advantages in the Cedar Rapids market.

OFFERING SUMMARY

Sale Price:	\$13,664,000
Net Real Estate Taxes:	\$277,694
NOI:	\$1,024,800
CAP Rate:	7.5%
Building Size:	232,750 SF
Lot Size:	9.65 Acres
Price / SF:	\$58.71
Year Built:	1999
Zoning:	Light Industrial

EXECUTIVE SUMMARY

4520 20TH AVE SW, CEDAR RAPIDS, IA 52404

PHOTOS - EXTERIOR

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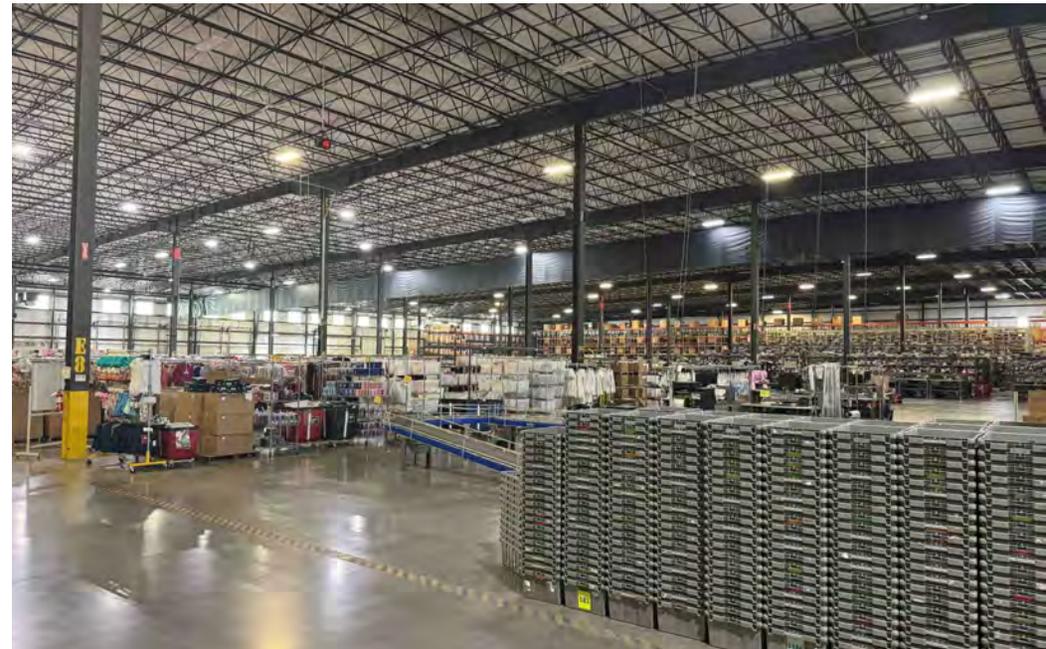
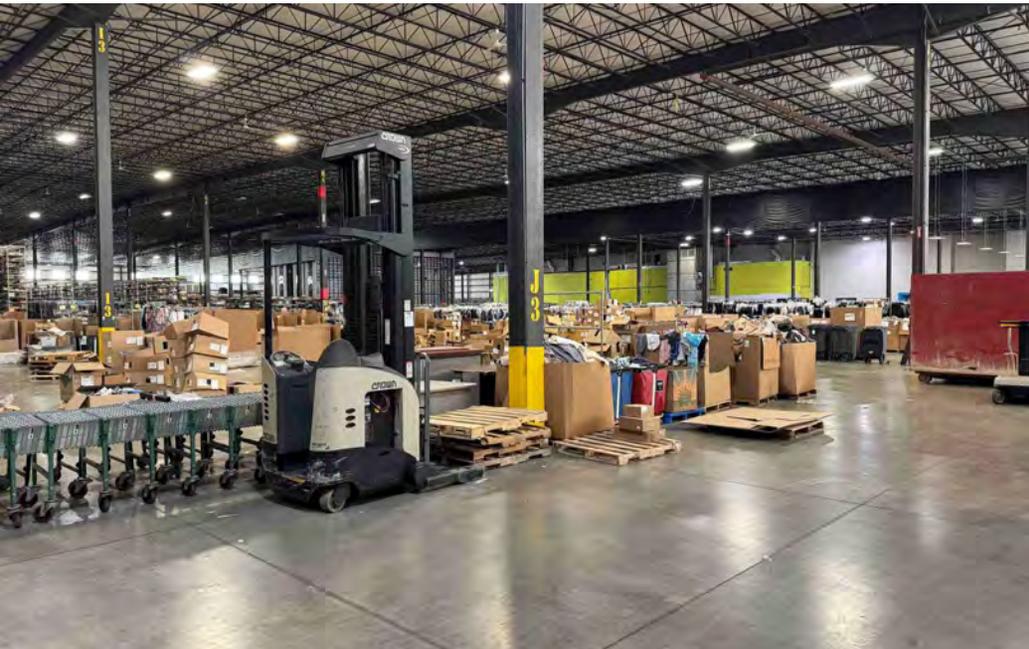
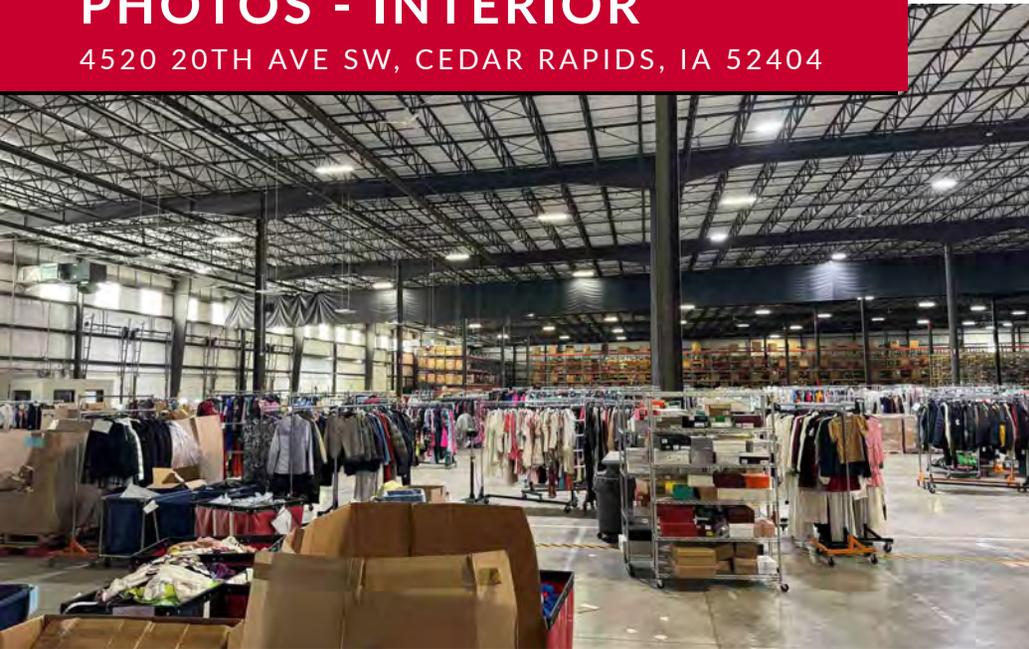
PHOTOS - INTERIOR

4520 20TH AVE SW, CEDAR RAPIDS, IA 52404



PHOTOS - INTERIOR

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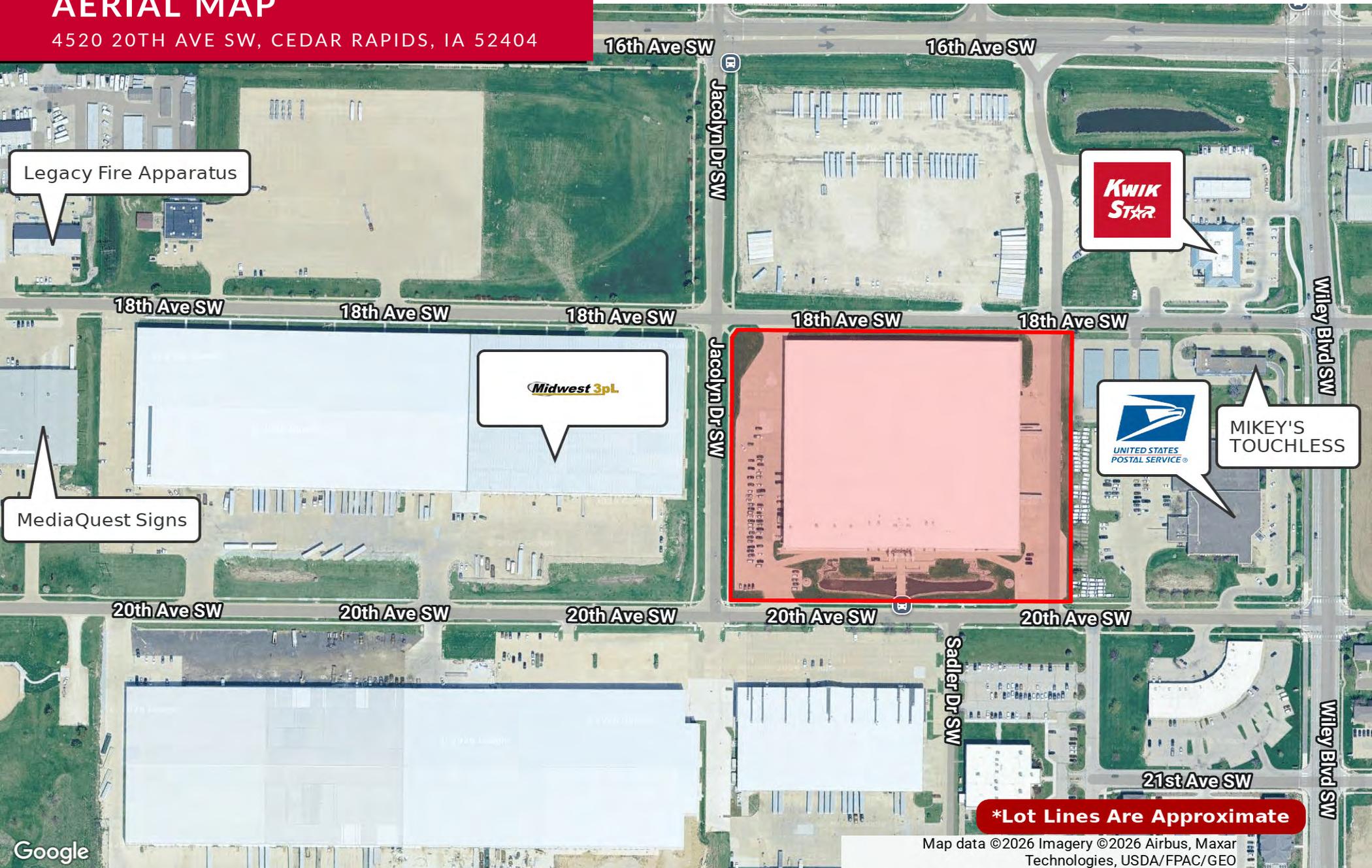


SECTION 2

LOCATION INFORMATION

AERIAL MAP

4520 20TH AVE SW, CEDAR RAPIDS, IA 52404



Legacy Fire Apparatus

**KWIK
STAR**

Midwest 3pL

**UNITED STATES
POSTAL SERVICE**

**MIKEY'S
TOUCHLESS**

MediaQuest Signs

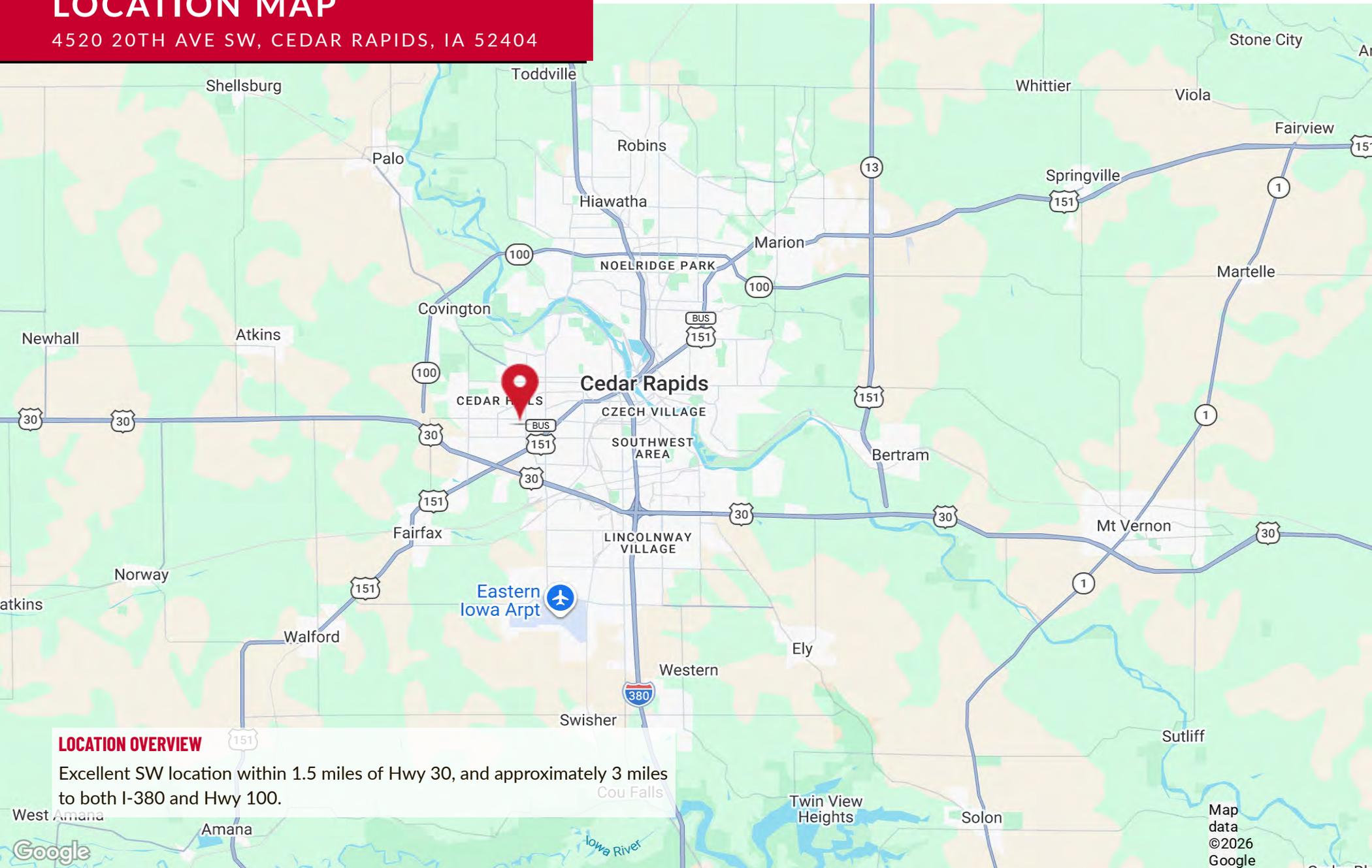
***Lot Lines Are Approximate**

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO

Google

LOCATION MAP

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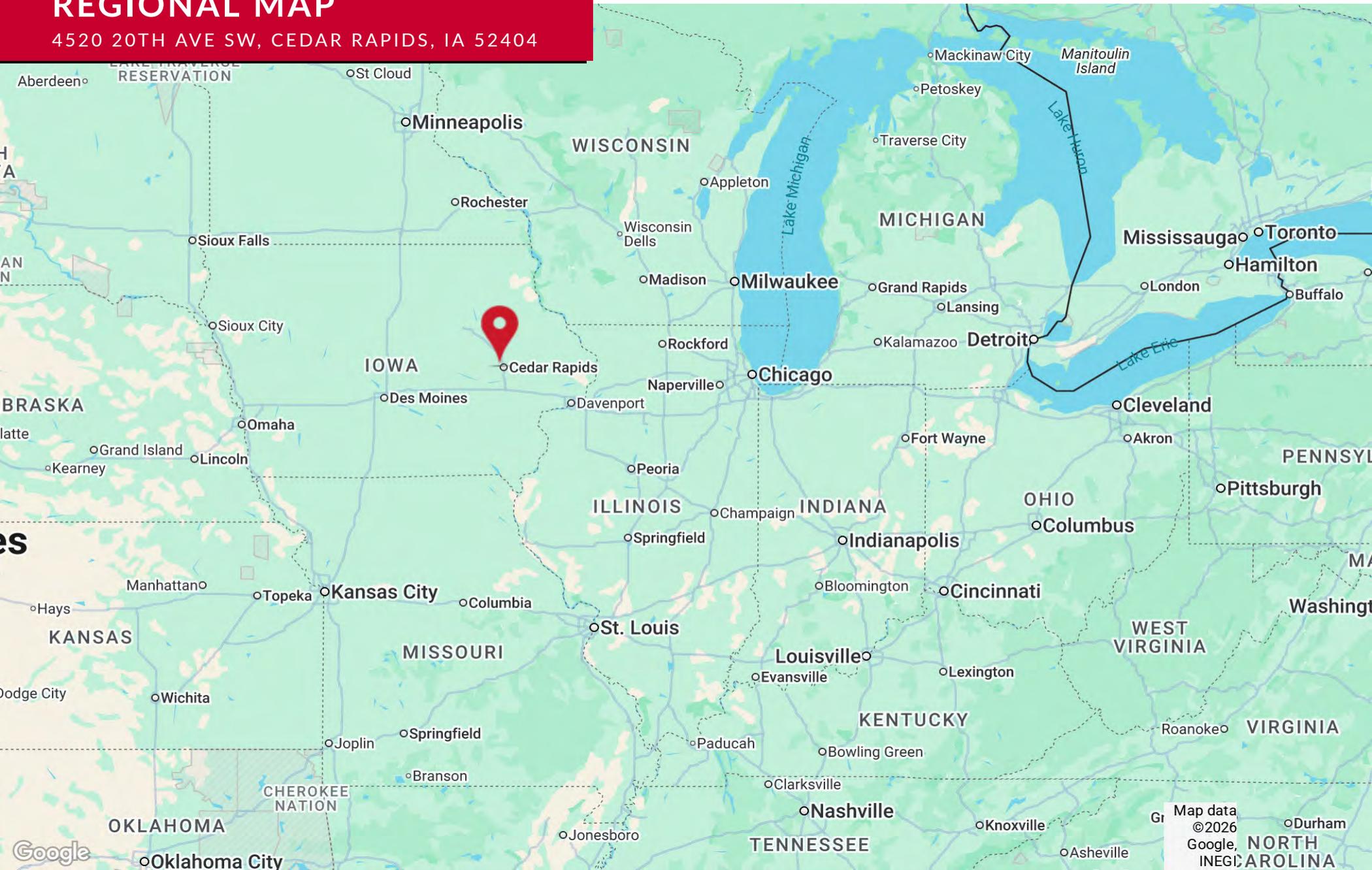


LOCATION OVERVIEW

Excellent SW location within 1.5 miles of Hwy 30, and approximately 3 miles to both I-380 and Hwy 100.

REGIONAL MAP

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ABOUT CEDAR RAPIDS

Cedar Rapids' economic landscape is diverse and thriving. The city is well-known for its advanced manufacturing sector, anchored by major employers such as Collins Aerospace, Archer Daniels Midland (ADM), Quaker Oats, General Mills, and Transamerica, alongside leading healthcare providers and local educational institutions. Its strategic location offers businesses one-day access to more than 70 million consumers, supported by an extensive network of highways, rail, and river transport. These strengths are mirrored in a productive workforce and strong public-private collaboration on workforce training and innovation.

KEY FACTS OVERVIEW

- Second largest city in the state
- Located in Linn County
- Largest corn-processing city in the world
- One of the leading manufacturing regions in the U.S.
- One of the leading bio-processing and food ingredient centers in North America
- Home to ± 300 different manufacturing plants
- Home to two dozen Fortune 500 companies

DEMOGRAPHICS

Population:	137,710
Cedar Rapids MSA Population:	256,324
Median Household Income:	\$67,859
Total Households:	58,870
Total Housing Units:	63,669
Bachelor's Degree or Higher:	32.9%
Employment Rate:	65.6%

Ranked #1 in Iowa and #29 in the nation on Livability.com's "Top 100 Best Places to Live"

Ranked #11 on Livability.com's Best Places to Live in the Midwest

Named #7 Best Mid-sized City to Make a Living in America by MoneyGeek



SECTION 3

FINANCIAL ANALYSIS

FINANCIAL SUMMARY

4520 20TH AVE SW, CEDAR RAPIDS, IA 52404

INVESTMENT OVERVIEW

Price	\$13,664,000
Price per SF	\$59
CAP Rate	7.50%
NOI:	\$1,024,800

OPERATING DATA

Net Operating Income	\$1,024,800
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TENANT INFO

4520 20TH AVE SW, CEDAR RAPIDS, IA 52404



CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC.

COMPANY OVERVIEW

Founded in 1957, Consolidated Electrical Distributors (“CED”) is one of the largest privately held electrical distribution companies in the United States. Headquartered in Irving, Texas, CED operates through a decentralized business model with locally managed branches serving contractors, industrial clients, and commercial customers nationwide.

CED supplies a full range of electrical products, automation systems, lighting, data communications, and renewable energy components. The company’s strong market presence and long-standing vendor relationships position it as a preferred supplier in both new construction and maintenance-driven markets.

INDUSTRY POSITION

CED is a recognized industry leader, competing with other major national distributors while maintaining superior local market presence. Its product offering supports key growth sectors including:

- Data centers
- Renewable energy and EV infrastructure
- Industrial automation
- Commercial development
- Utility modernization

This diversified exposure supports long-term demand for CED’s facilities and services.

SCALE & OPERATIONS

- **Founded:** 1957
- **Headquarters:** Irving, Texas
- **Locations:** 700+ branches nationwide
- **Employees:** 8,000+
- **Markets Served:** Commercial, Industrial, Utility, Data/Telecom, Renewable Energy

CED maintains a coast-to-coast footprint, with distribution centers and branch facilities strategically located near major construction and industrial markets.

REAL ESTATE STRATEGY

CED typically occupies functional, mission-critical distribution facilities that support regional operations. These locations are essential to daily logistics and customer service, resulting in:

- Long-term occupancy
- High tenant retention
- Significant location dependency
- Ongoing capital investment in facilities

CED locations often serve as regional hubs with specialized inventory and customer relationships that are not easily relocated.

FINANCIAL STRENGTH

While privately held and not publicly reporting financials, CED is widely regarded as one of the strongest balance-sheet operators in the electrical distribution sector.

- Consistently ranks among the largest U.S. electrical distributors
- Long history of profitability and conservative financial management
- Strong banking relationships and purchasing leverage
- Recession-resilient demand base driven by maintenance, infrastructure, and utility work

CED’s diversified revenue streams and national scale provide meaningful stability through economic cycles.



SECTION 4

ADVISOR BIOS

ADVISOR BIO 1

4520 20TH AVE SW, CEDAR RAPIDS, IA 52404



ADAM GIBBS, SIOR

Principal & Co-Founder

agibbs@gldcommercial.com

Direct: 319.731.3415 | Cell: 319.721.1520

PROFESSIONAL BACKGROUND

Adam began his career in commercial real estate in 2003. Earning one of the industry's most prestigious designations, entry into the Society of Industrial and Office Realtors (SIOR), in 2008 is a testament to Adam's extensive experience in industrial and office brokerage. He also specializes in retail, land development, warehouse and investment properties throughout the Cedar Rapids metro, Linn County and Johnson County.

As a commercial real estate investor himself, Adam has both an appreciation for the benefits of ownership as well as empathy for the challenges. These investments provide insight into valuable market information related to financing, leasing concessions, data and more.

EDUCATION

Coe College

MEMBERSHIPS

SIOR - Society of Industrial & Office Realtors

Treasurer - Cedar Rapids Area Association of Realtors

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