

FOR LEASE

INDUSTRIAL, WAREHOUSE

326 44TH ST #300 & #400 | MARION, IA



MIKE ESKER

REALTOR, CCIM

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Licensed in the State of Iowa

MITCH MYERS

REALTOR

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**COLDWELL BANKER
COMMERCIAL**
HEDGES REALTY

5408 Blairs Forest Way NE
Cedar Rapids, IA | 52402

Buyer to verify all information.
Information is deemed reliable, but not guaranteed.
Data: Realtor Property Resource (RPR) &/or IowaDOT
Each office is independently owned and operated.

PROPERTY SUMMARY

THE SUMMARY

ADDRESS: 326 44th Street #300 & #400

MAX SF: 3,000

MIN SF: 1,500

RENT: \$5.70/SF

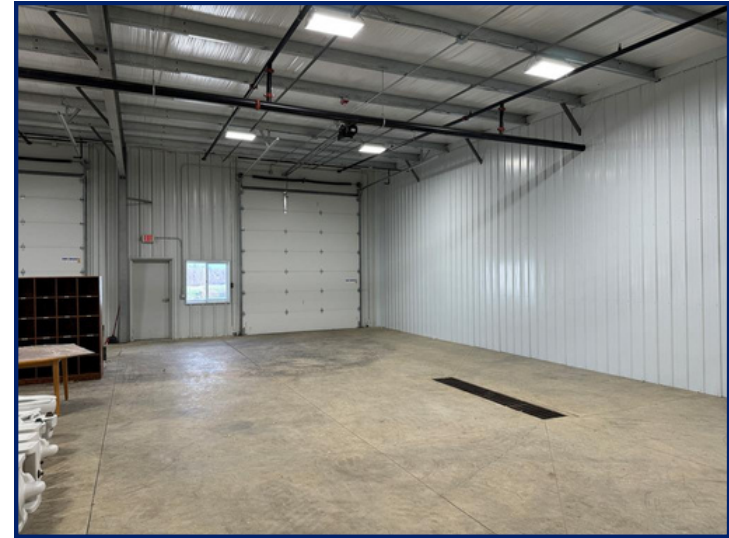
TOTAL PASS THROUGH: \$3.80

ZONING: I-2

YEAR BUILT: 2018

THE DETAILS

- Newer building suites for lease
- Great contractor, warehouse, other possibilities space
- Pre-engineered steel
- Clear span metal building
- Building is 17' in front and 15' in back
- 14' overhead doors
- Building is 60' deep
- Unit is heated
- Off street parking



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AERIAL MAP




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