

200 35TH STREET
MARION, IA 52302

INDUSTRIAL/ OFFICE/ OUTDOOR STORAGE SPACE

FOR LEASE | 2,760 - 43,330 SF

CORPORATE CENTRE 200



427 1ST STREET SE, SUITE 200
CEDAR RAPIDS, IA 52401
319.731.3400 | GLDCOMMERCIAL.COM

MICHAEL GIBBS
319.731.3417
mgibbs@gldcommercial.com

ADAM GIBBS, SIOR
319.731.3415
agibbs@gldcommercial.com

PROPERTY OVERVIEW

Industrial/Office sublease opportunity in Marion. There are six (6) total buildings available for sublease as well as 3.8 ac available for outdoor storage/laydown lot. Building A is a 8,700 SF office building on two (2) floors with private offices, reception area, conference room, training room, and multiple restrooms. Building A can be leased per floor or as the entire building. Building B is a 5,720 SF warehouse with approx. 2,100 SF of retail showroom space. Building C is a 2,160 SF stand-alone warehouse with gas heat and restrooms inside. Building C has two overhead doors creating a large drive thru bay. Building D is a 7,200 SF cold storage warehouse with five (5) OHDs and no restroom. Building C & D must be leased together. Building E is a 15,800 SF manufacturing facility and Building G is a 3,750 SF standalone paint booth. Building E & G must be leased together. Lastly, there is Lot F available, the approx. 3.80 AC for a lay down lot. There is an on-site fueling station configured for wither gas or diesel distribution in the outdoor lot.

OFFERING SUMMARY

Lease Rate:	\$0.45 - 11 SF/yr (MG; Gross)
Building Size:	43,330 SF
Available SF:	2,760 - 165,528 SF
Zoning:	M-1, Light Manufacturing



EXECUTIVE SUMMARY

200 35TH STREET, MARION, IA 52302

LEASE SPACES

200 35TH STREET, MARION, IA 52302

LEASE INFORMATION

Lease Type:	MG; Gross	Lease Term:	Negotiable
Total Space:	2,760 - 165,528 SF	Lease Rate:	\$0.45 - \$11 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
200 35th St, Building A #A	Available	5,940 SF	Modified Gross	\$11.00 SF/yr
200 35th St, Building A #B	Available	2,760 SF	Modified Gross	\$9.00 SF/yr
200 35th St, Building A #A & B	Available	8,700 SF	Modified Gross	\$10.00 SF/yr
Building B	Available	5,720 SF	Modified Gross	\$2,860 per month
Buildings C&D	Available	9,360 SF	Modified Gross	\$3,500 per month
Buildings E & G	Available	19,550 SF	Modified Gross	\$8,500 per month
Lay Down Lot F	Available	3.8 Acres	Gross	\$0.45 SF/yr

PHOTOS - BUILDINGS A & B

200 35TH STREET, MARION, IA 52302



Building A



Building A



Building B



Building B

PHOTOTS - BUILDINGS C & D

200 35TH STREET, MARION, IA 52302



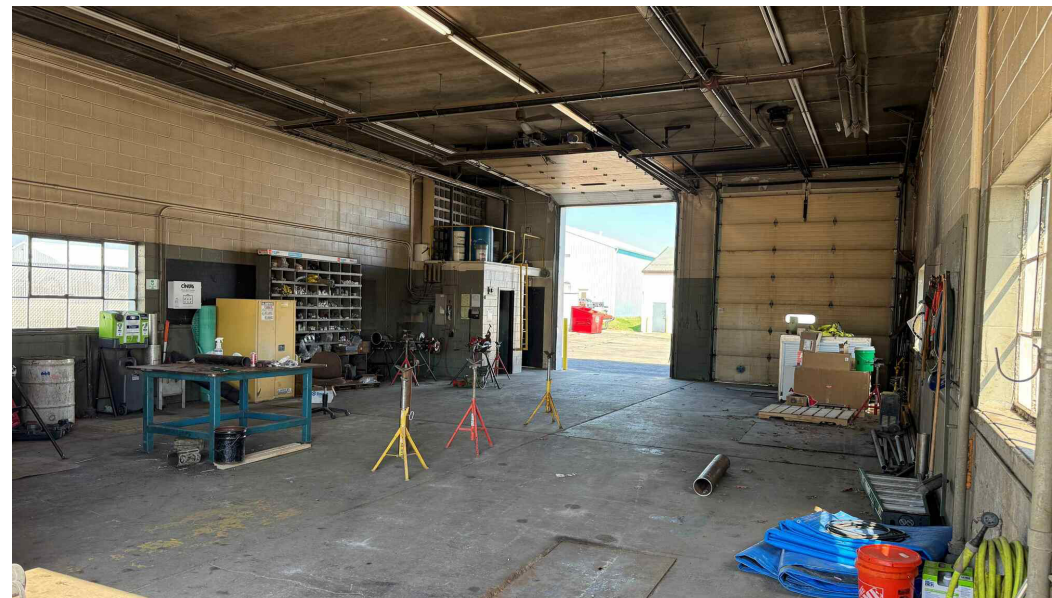
Buildings D & C



Building D



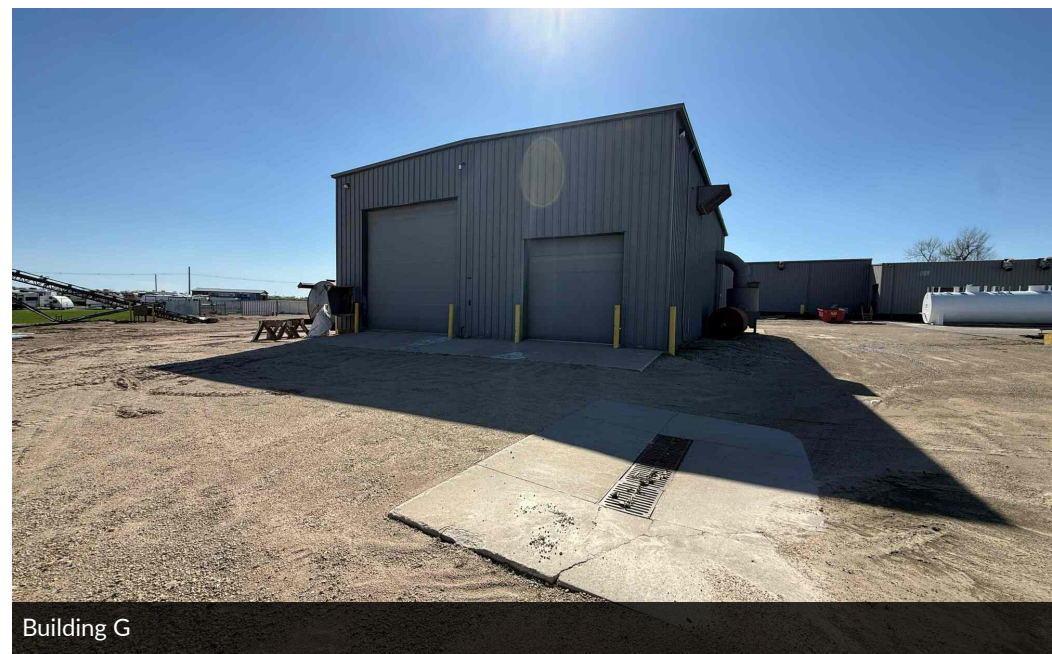
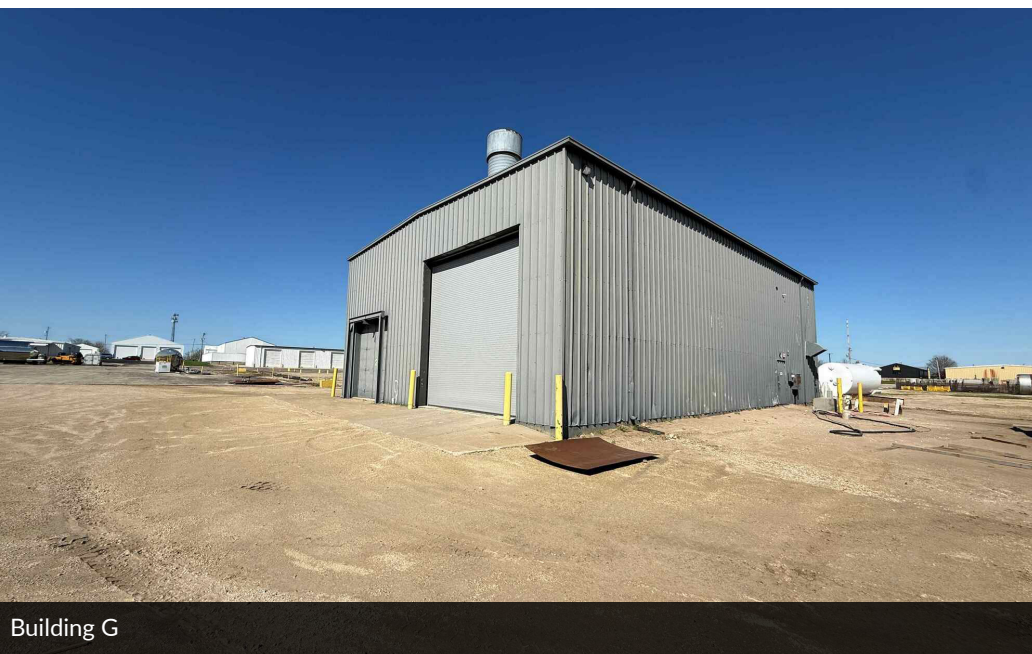
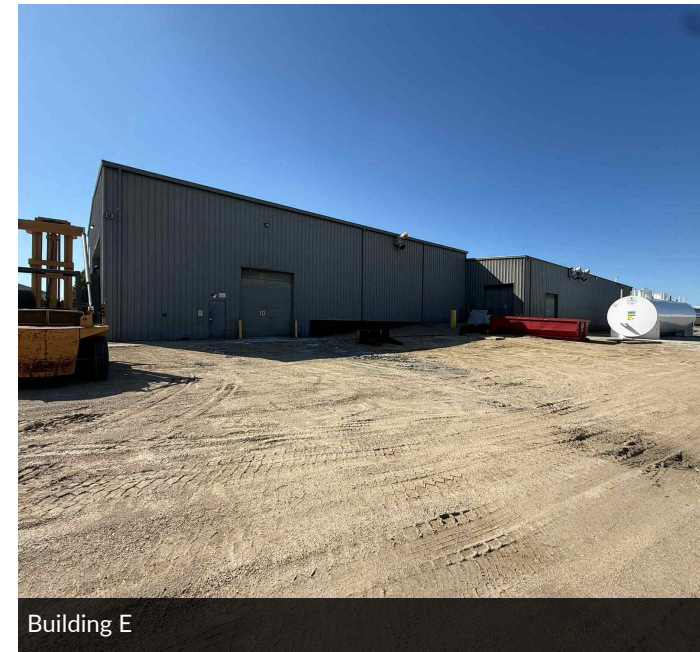
Building C



Building C

PHOTOS - BUILDINGS E & G

200 35TH STREET, MARION, IA 52302



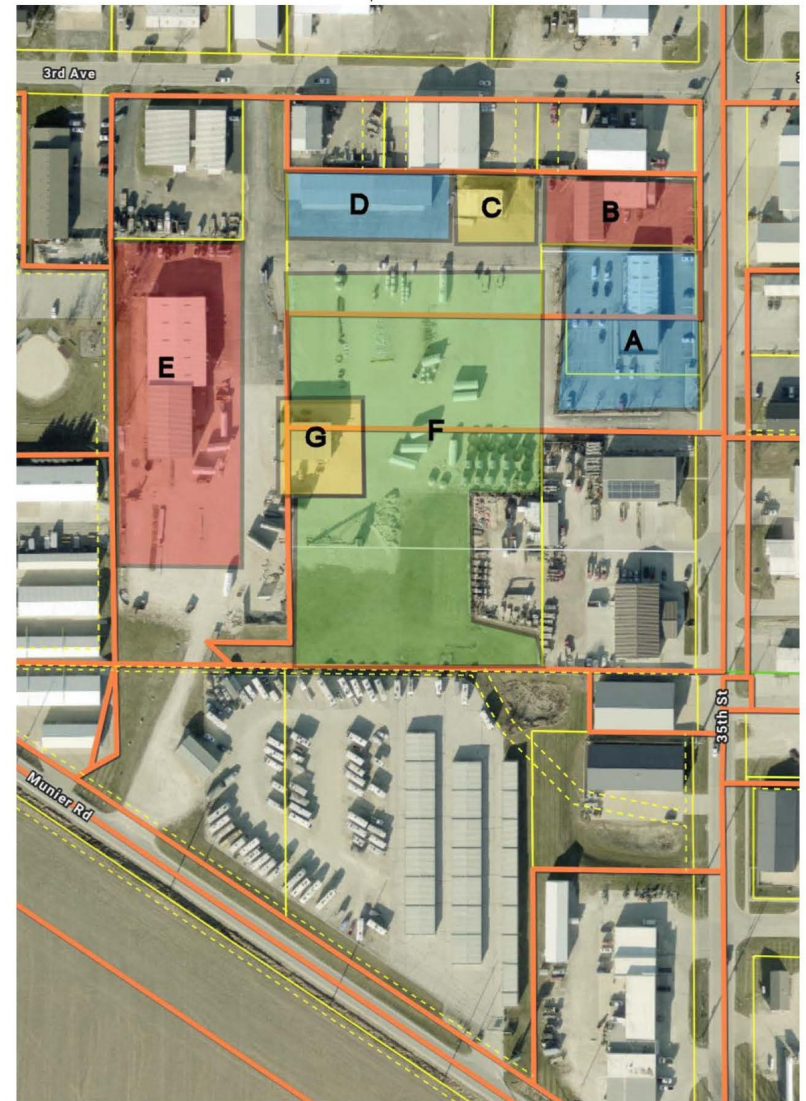
SITE AERIAL

200 35TH STREET, MARION, IA 52302



DocuSign Envelope ID: 983981C8-038A-4F87-B088-9A643A84A395

GD COMMERCIAL



GD COMMERCIAL

427 1ST STREET SE, SUITE 200
CEDAR RAPIDS, IA 52401
319.731.3400 | GLDCOMMERCIAL.COM

MICHAEL GIBBS
319.731.3417
mgibbs@gldcommercial.com

ADAM GIBBS, SIOR
319.731.3415
agibbs@gldcommercial.com

7

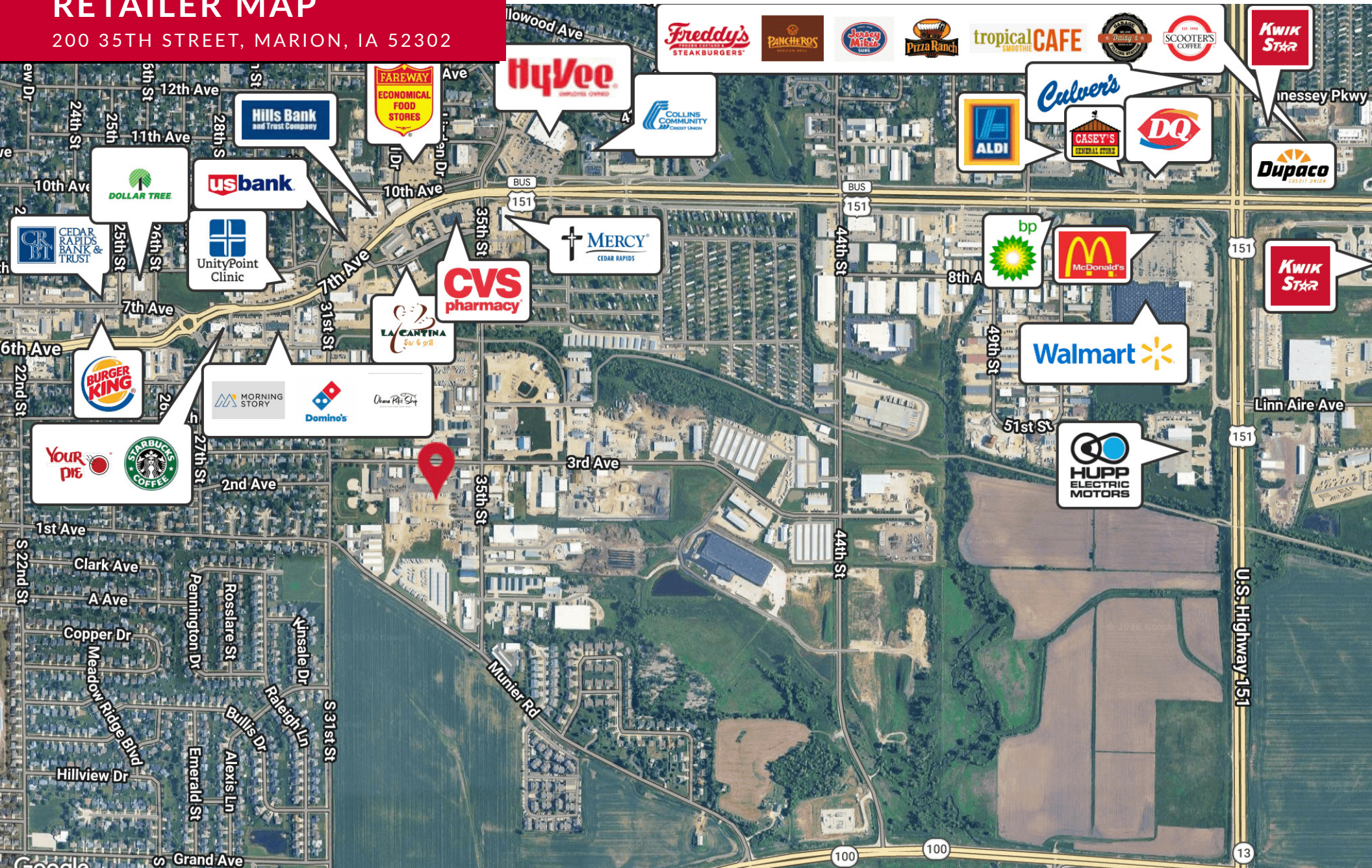
AERIAL MAP

200 35TH STREET, MARION, IA 52302



RETAILER MAP

200 35TH STREET, MARION, IA 52302



LOCATION MAP

200 35TH STREET, MARION, IA 52302

