

# FOR LEASE OR FOR SALE

Office, Warehouse, Special Purpose



**1620 West Post Rd SW**  
Cedar Rapids, IA

**JIM ANGSTMAN, REALTOR, CCIM**  
319-540-1800  
JimAngstman@Realty87.com  
*Licensed in the State of Iowa*

**REALTY87**  
COMMERCIAL

**RICK POVEY, REALTOR**  
319-389-5803  
RickPovey@Realty87.com  
*Licensed in the State of Iowa*

# PROPERTY FEATURES



**GROSS SQUARE FEET:** Min: 2,820 Max: 4,420



**YEAR BUILT:** 1984



**ZONING:** Sub MU



**HVAC:** Central



**LOT SIZE:** 34,238SF

## FOR LEASE:

- Building 1
- \$12.77/SF
- Gross

## FOR SALE:

- Building 1, 2, & 3
- \$850,000

## BUILDING 1:

- 720SF Office Space
  - 2 Private Offices
  - Breakroom
  - Restroom
- 2,100SF Warehouse
  - (2) 10'x12' overhead doors
  - Heated

## BUILDING 2:

- 1,600SF Warehouse
  - (1) 12'x12' overhead door
  - Currently outfitted as a basketball court and batting cage
- Restroom

## BUILDING 3:

- 1,515SF Warehouse
  - 3 stall garage
  - More storage and shop capability
  - Serviced by private well water
  - City sewer

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# PROPERTY PICTURES



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# AERIAL



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JimAngstman@Realty87.com  
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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