



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

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FOR SALE OR LEASE
625 44TH ST. MARION, IA 52302
75,180 SF WAREHOUSE ON 12.44 AC



FOR SALE: \$5,250,000
FOR LEASE: \$5.25/SF NNN
OPEX: \$2.75/SF

PROPERTY HIGHLIGHTS

- **75, 180 SF of Gross Building Area**
 - 54,000 SF of heated warehouse
 - 3,680 SF of office
 - 17,500 SF of shop
 - Warehouse with mezzanine, breakroom & wash bay
 - Steel framed tilt-up concrete building
 - Metal roof
 - Built in 1994
 - 12 dock doors & 11 drive-in doors
 - 20' sidewalls
- **Lot Size: 12.44 AC**
- **Zoned: M-1, Light Manufacturing**
- **Exceptionally clean warehouse space in Marion, IA**
- **Large lot with excess land & circle drive**
- **Conveniently located on 44th St with easy access to HWY 151 & HWY 100**
- **12,000 gallon underground diesel tank**
 - inspected biannually
- **Racking can be included**

BUILDING SPECS



LOADING

12 DOCKS DOORS
11 DRIVE-IN DOORS



SALE PRICE

\$5,250,000



LOT SIZE

12.44 ACRES



BUILDING SIZE

75,180 SF



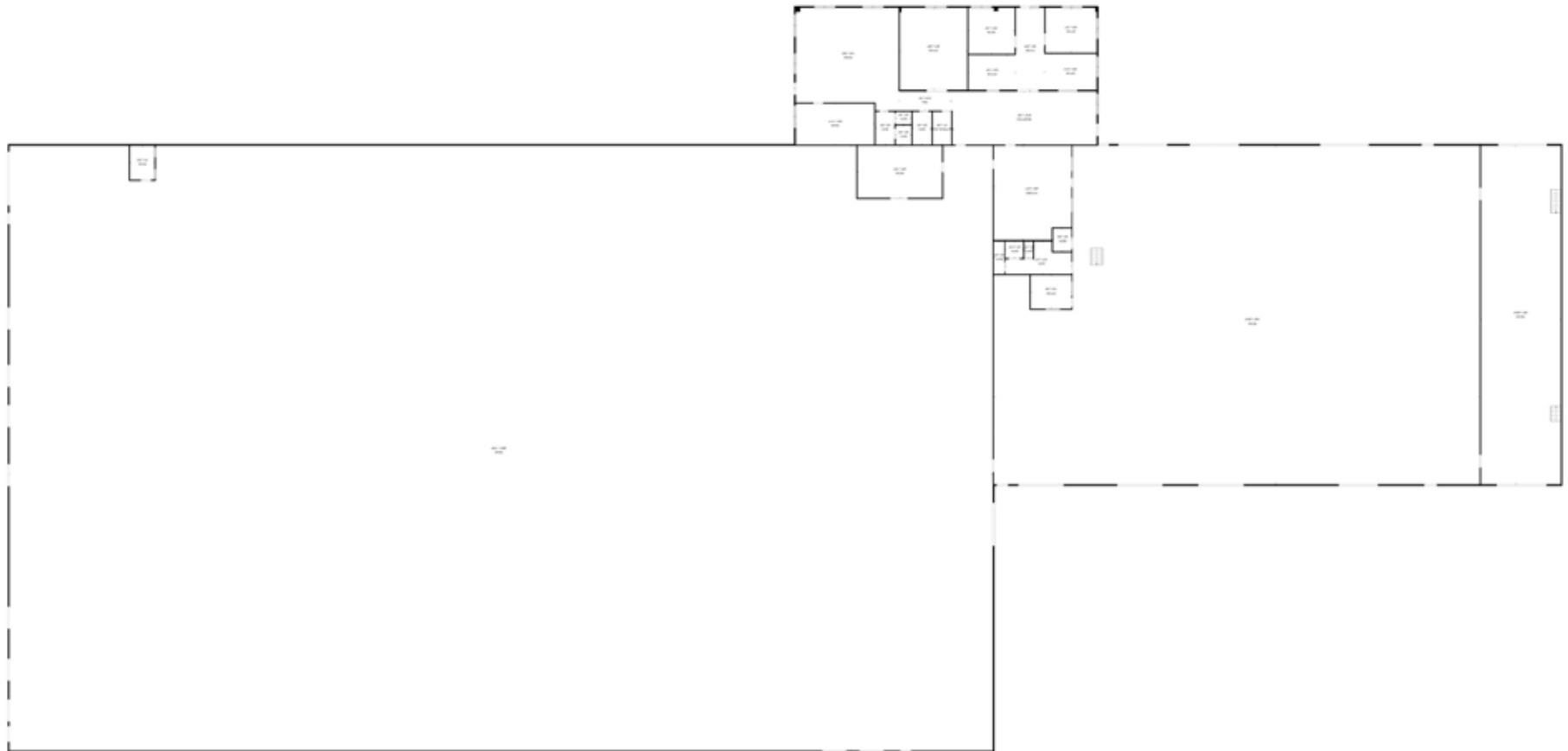
YEAR BUILT

1994

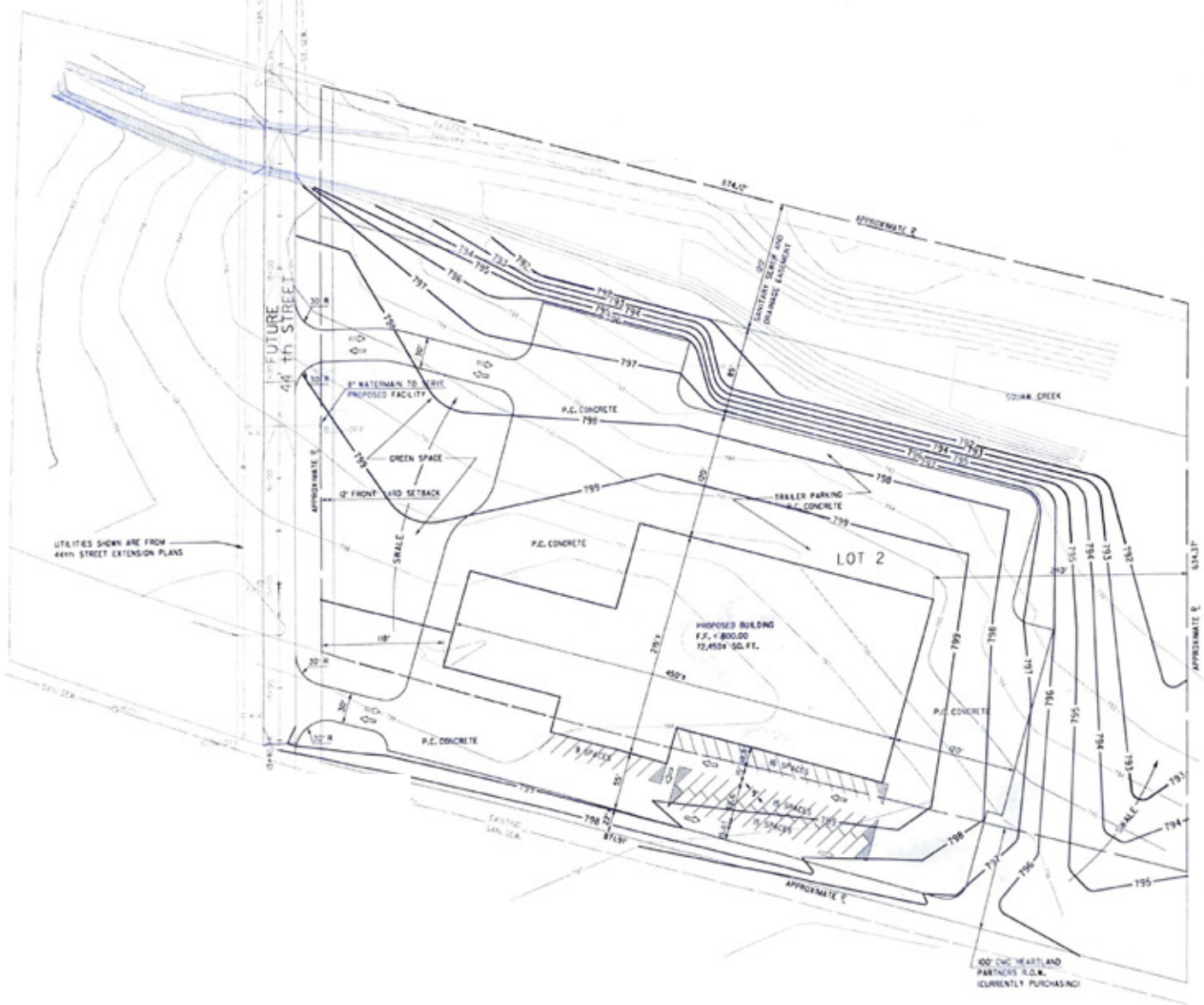


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FLOOR PLAN



SITE PLAN



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PROPERTY AERIAL



A DRIVING WORKFORCE

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,321	35,194	76,824
AVG. HH Income	\$108,955	\$106,224	\$110,546
Total Households	2,269	15,007	32,600
Daytime Population	6,322	28,087	70,294



MAJOR CITIES MAP



625 44TH ST | MARION, IA

157 MILES
TO MADISON, WI

237 MILES
TO MILWAUKEE, WI

227 MILES
TO CHICAGO, IL

256 MILES
TO OMAHA, NE

290 MILES
TO ST LOUIS, MO

258 MILES
TO MINNEAPOLIS, MN

315 MILES
TO KANSAS CITY, MO

393 MILES
TO INDIANAPOLIS, IN

290 MILES
TO DETROIT, MI



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625 44TH ST / MARION, IA



625 44TH ST / MARION, IA



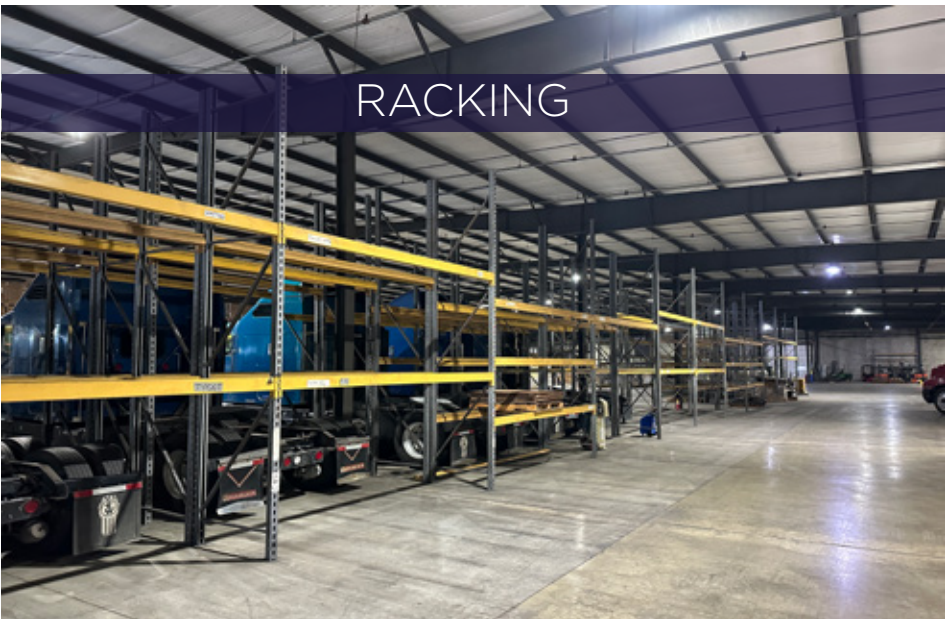
WASH BAY



MEZZANINE

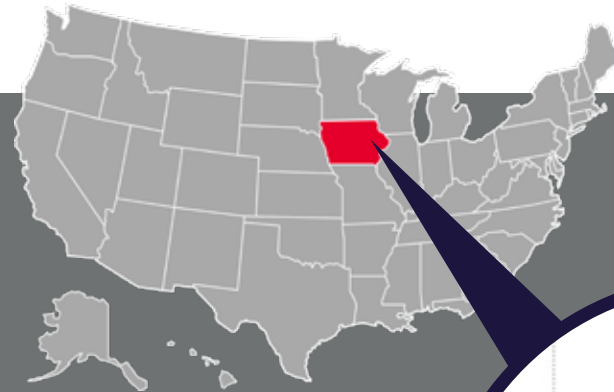


OPEN WAREHOUSE



RACKING

ICR IOWA



Cedar Rapids is a vibrant city - you will find that Cedar Rapids offers one of the best places to work, live, and play in the Midwest. Cedar Rapids offers a unique balance of big city amenities and is known as "The City of Five Seasons." The fifth season affords us time to enjoy all other seasons and to enjoy life.

As the second-largest city in the state of Iowa, Cedar Rapids is:

- the largest corn-processing city in the world
- one of the leading manufacturing regions in the United States
- one of the leading bio-processing and food ingredient centers in North America

Cedar Rapids is home to almost 300 different manufacturing plants and two dozen Fortune 500 Companies including Collins Aerospace, AEGON, General Mills, Cargill, Penford, Quaker Oats, Archer Daniels, Midland, and Nordstrom.

7 COUNTIES

- Benton County
- Cedar County
- Iowa County
- Johnson County
- Jones County
- Linn County
- Washington



729,401
WORKFORCE
POPULATION



95%
EDUCATIONAL
ATTAINMENT



36
MEDIAN
AGE



8.9%
EMPLOYMENT
GROWTH RATE

\$1,227,628,806
ANNUAL GOODS EXPOR

487,106
POPULATION



IOWA RANKED #1
OVERALL BEST
STATE



#2 BEST COST OF
DOING BUSINESS



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