



80,000 SF WAREHOUSE

FOR LEASE

8310 6TH ST SW | CEDAR RAPIDS, IA



WSG
CRE

SKOGLMAN
COMMERCIAL



PROPERTY OVERVIEW



Visibility from and immediate access to I-380 at the Wright Bros/Eastern Iowa Airport exit. The building is 32-34' clear and features an EFSR sprinkler for high bay storage. Up to 22 docks and two drive-in OHDs. Site work is under way and the building is expected to deliver in Q1 2027. The building is divisible. Centrally located between Chicago, Kansas City, Minneapolis, St. Louis, Des Moines and Omaha. Blocks from I-380 and the Eastern Iowa Airport.

Property Details

Address	8310 6 th Street SW Cedar Rapids, IA 52404
County	Linn
Parcel #	19201-76003-00000
Lot Size	14.89 Acres
Lighting	LED warehouse lighting
Zoning	General Industrial
Sprinkler	ESFR
Power Capacity	480, 3-phase, 800-amp
Clear Height	32 - 34'
Loading Docks	22
Overhead Doors	2
Est. Pass Through	\$2.25/ SF
Lease Rate	\$8.95*/SF NNN

*Assumes 3.5% annual escalator

8310 6th St SW | Cedar Rapids, IA

PROPERTY PHOTOS



150 1st Ave NE, Suite 100 | Cedar Rapids, IA 52401

wsgcre.com



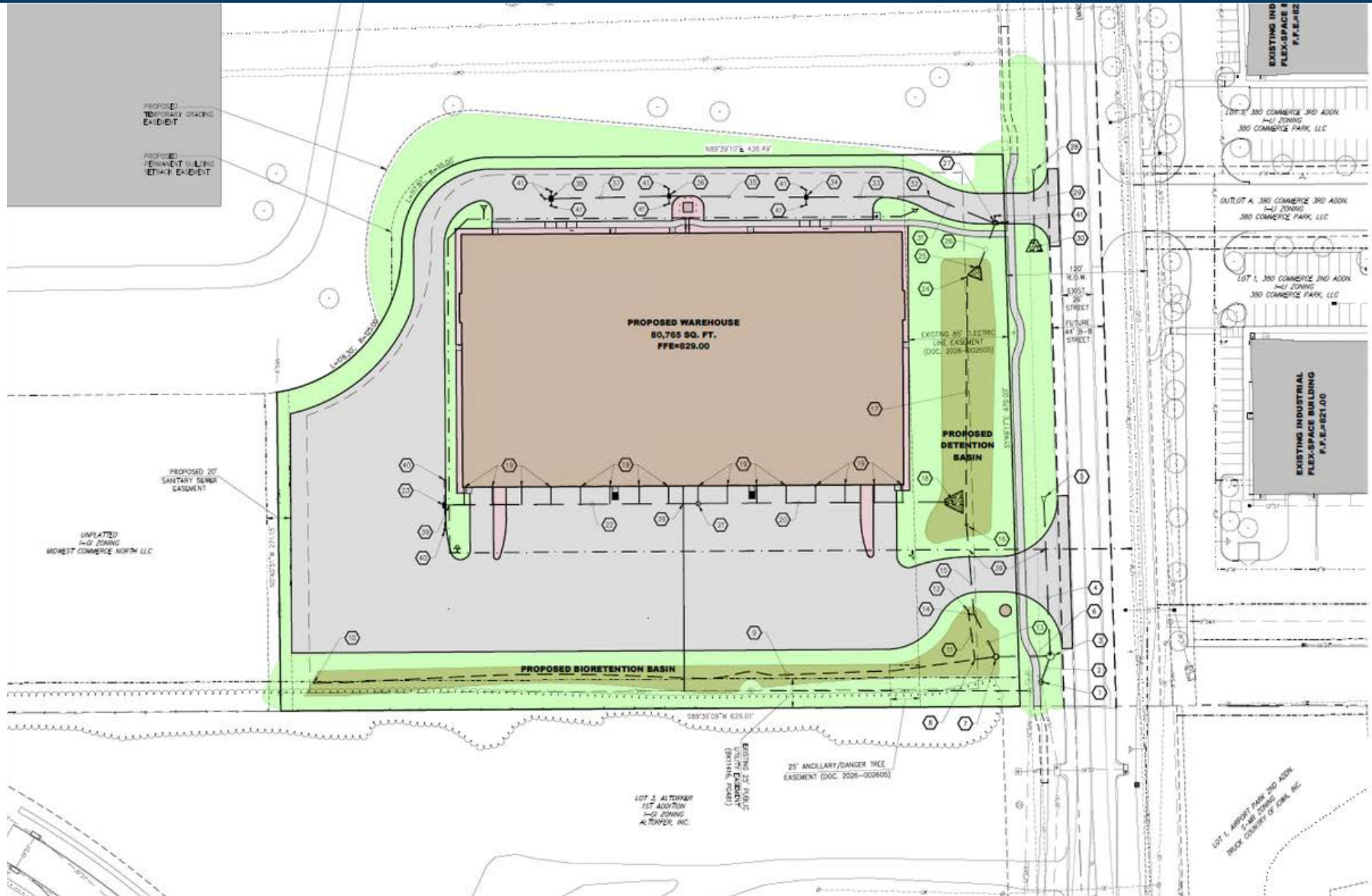
AERIAL MAP



PARCEL MAP



SITE PLAN







CEDAR RAPIDS OVERVIEW

Cedar Rapids, known as the "City of Five Seasons," offers a high quality of life with affordable housing, excellent schools, and a vibrant arts scene. Its strategic location along major transportation routes, including I-380 and the Eastern Iowa Airport, supports business, travel, and community growth. Recent investment (over \$1 billion combined) by major technology companies Google and QTS (Quality Technology Services) also reinforces Cedar Rapids' role as a regional technology hub. The city's welcoming atmosphere and diverse amenities make it a great place to live, work, and study.



Largest corn-processing city in the world



Second largest producer of wind energy in the U.S.



One of the leading manufacturing regions in the U.S.

Cedar Rapids MSA

Population	276,520
Jobs	134,707
Companies	8,462
Counties	3
Cities	86
School Districts	18
Colleges & Universities	6

Top Employers

Collins Aerospace	9,400
TransAmerica	3,800
Unity Point Health	2,979
Cedar Rapids Community	2,879
Nordstrom Direct	2,150

COMMERCIAL TRANSPORTATION MAP



Driving from Cedar Rapids

CHICAGO, IL	257 MILES	3 HR, 45 MIN
OMAHA, NE	258 MILES	3 HR, 45 MIN
ST. LOUIS, MO	281 MILES	4 HR, 15 MIN
INDIANAPOLIS, IN	388 MILES	5 HR, 45 MIN
SIOUX FALLS, SD	282 MILES	4 HR, 15 MIN
KANSAS CITY, MO	317 MILES	4 HR, 30 MIN
FARGO, ND	358 MILES	5 HR, 15 MIN
DETROIT, MI	510 MILES	7 HR, 30 MIN
MINNEAPOLIS, MN	517 MILES	7 HR, 45 MIN



CONTACTS



Tiffany Earl Williams
Managing Partner/Owner Agent
Licensed Realtor in the State of Iowa
tiffanywilliams@wsgcre.com
319-675-1694



Josh Seamans, CCIM, SIOR
Managing Partner/Owner Broker
Licensed Realtor in the State of Iowa
joshseamans@wsgcre.com
319-675-1694



Gabe Golberg
Vice President/Partner Agent
Licensed Realtor in the State of Iowa
gabegolberg@wsgcre.com
319-675-1694



Phil Williams
Managing Partner/Owner Agent
Licensed Realtor in the State of Iowa
philwilliams@wsgcre.com
319-675-1694



Luke Rogers
Senior Associate
Licensed Realtor in the State of Iowa
lukerogers@wsgcre.com
319-675-1694



Kaylee Tigner
Analyst
Licensed Realtor in the State of Iowa
kayleetigner@wsgcre.com
319-675-1694