



INDUSTRIAL WAREHOUSE | I-80 COMMERCE PARK

FOR LEASE

1550 S ROBERTS FERRY RD | TIFFIN, IA



WSG
CRE
SKOGLMAN
COMMERCIAL



PROPERTY OVERVIEW

Property Details	
Address	1550 S Roberts Ferry Road Tiffin, IA 52340
SF Available	50,625 SF
Year Built	2023
Lot Size	12.76 Acres
Lighting	LED warehouse lighting
Height & Column Spacing	30'-36' / 50' bay spacing
Sprinkler	ESFR
Power Capacity	208V/800A Subpanels: 400A (1), 225 A (2)
Loading Docks	6
Overhead Doors	2
County	Johnson County
Est. Pass Through	\$3.54 / SF
Lease Rate	\$8.95* /SF NNN
<i>*Assumes 3% annual lease bumps for cost of living</i>	

Newly constructed flex warehouse prominently fronting I-80, strategically positioned near Iowa City, Coralville, Tiffin, and North Liberty. The property offers immediate highway access, with the entrance located just 50 feet from the I-80 on-ramp, one exit west of the I-80/I-380 interchange and directly west of Coralville.

The facility features 30'-36' clear heights, an ESFR sprinkler system, two overhead doors, six dock doors, and suspended Cambridge heating. The dock package includes a fully equipped enclosure, leveler, and hydraulic lift, providing efficient loading capabilities.

On-site trailer parking and outdoor storage are available.

Partners of Ownership are licensed Realtors in the State of Iowa.



1 NORTH - PRECAST
1/16" = 1'-0"

2 SOUTH - PRECAST
1/16" = 1'-0"

3 EAST - PRECAST
1/16" = 1'-0"

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EXTERIOR PHOTOS

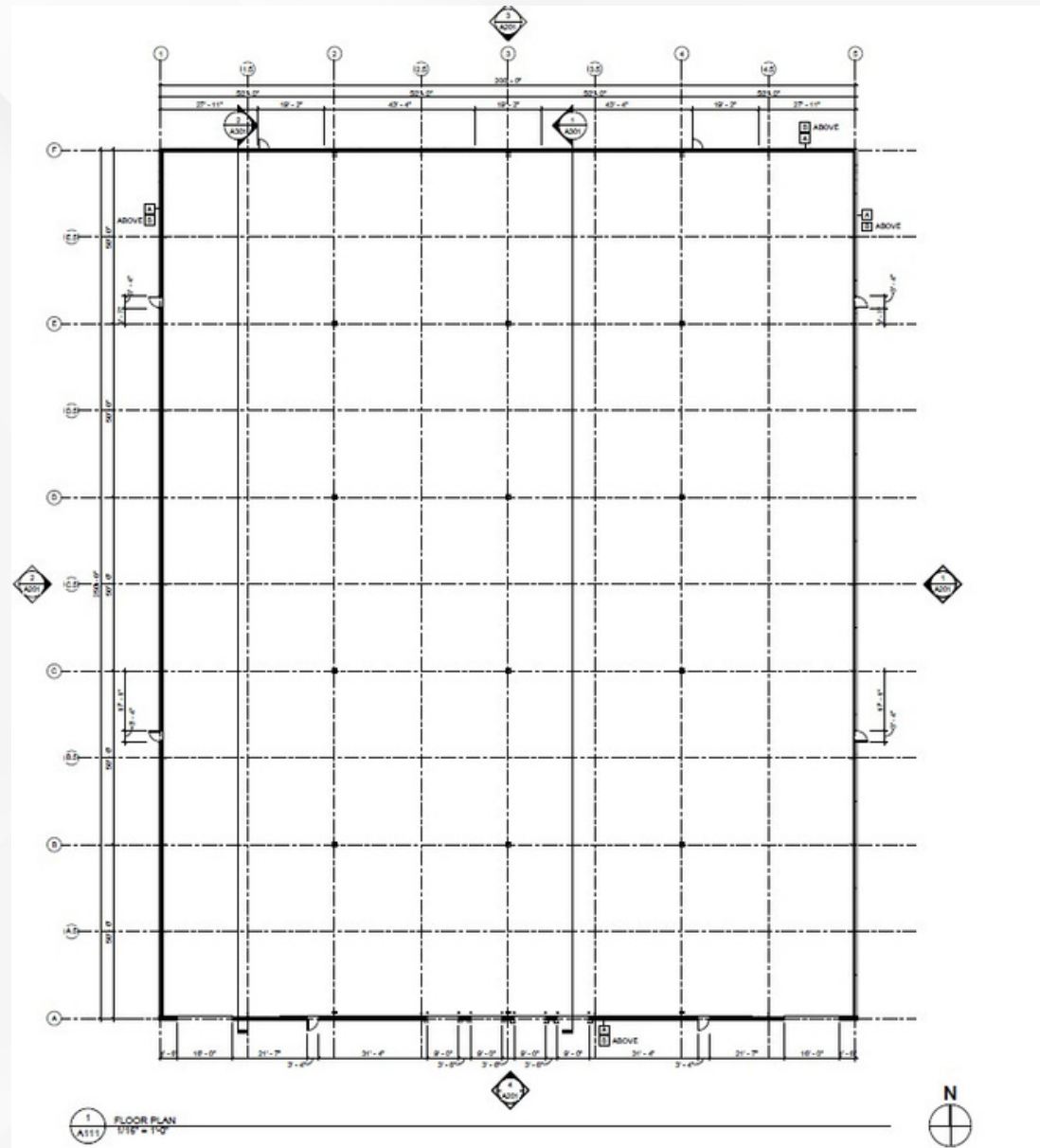


150 1st Ave NE, Suite 100 | Cedar Rapids, IA 52401

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FLOOR PLAN







TIFFIN OVERVIEW

Located in the heart of ICR Iowa, Tiffin is one of Iowa's fastest-growing cities, offering a balance of small-town charm and modern opportunity. The area is seeing significant investment and growth centered around the Park Place mixed-use development, a 450-acre, \$275 million project planned to include retail, housing, entertainment and more—that has been driving much of the recent momentum. One of the most high-profile pieces, PinSeekers, is a 49,022 sq ft golf and entertainment venue built as a \$29 million project with heated bays, mini-golf and food and beverage offerings. In addition, Homemakers Furniture broke ground on a planned 200,000 sq ft showroom in Park Place that is expected to generate around 200 jobs when it opens in the coming years (targeted for 2027–2028).

Tiffin's prime location provides excellent access to major markets, a highly educated regional workforce, and strong household incomes. With steady residential and commercial growth, quality infrastructure, and a business-friendly climate, Tiffin is an ideal destination for companies looking to invest and expand in the Midwest.



\$116,991 average household income



1.7% population growth rate



Iowa ranked #2 best cost of doing business

Highlights

Population	21,746
Population Growth Rate	0.86%
Businesses	664
Workforce	6,824
Educational Attainment	94%

Top Employers of ICR Iowa

University of Iowa	29,700
Collins Aerospace	9,000
St. Luke's Hospital	2,979
Cedar Rapids School District	2,879
Transamerica	2,600



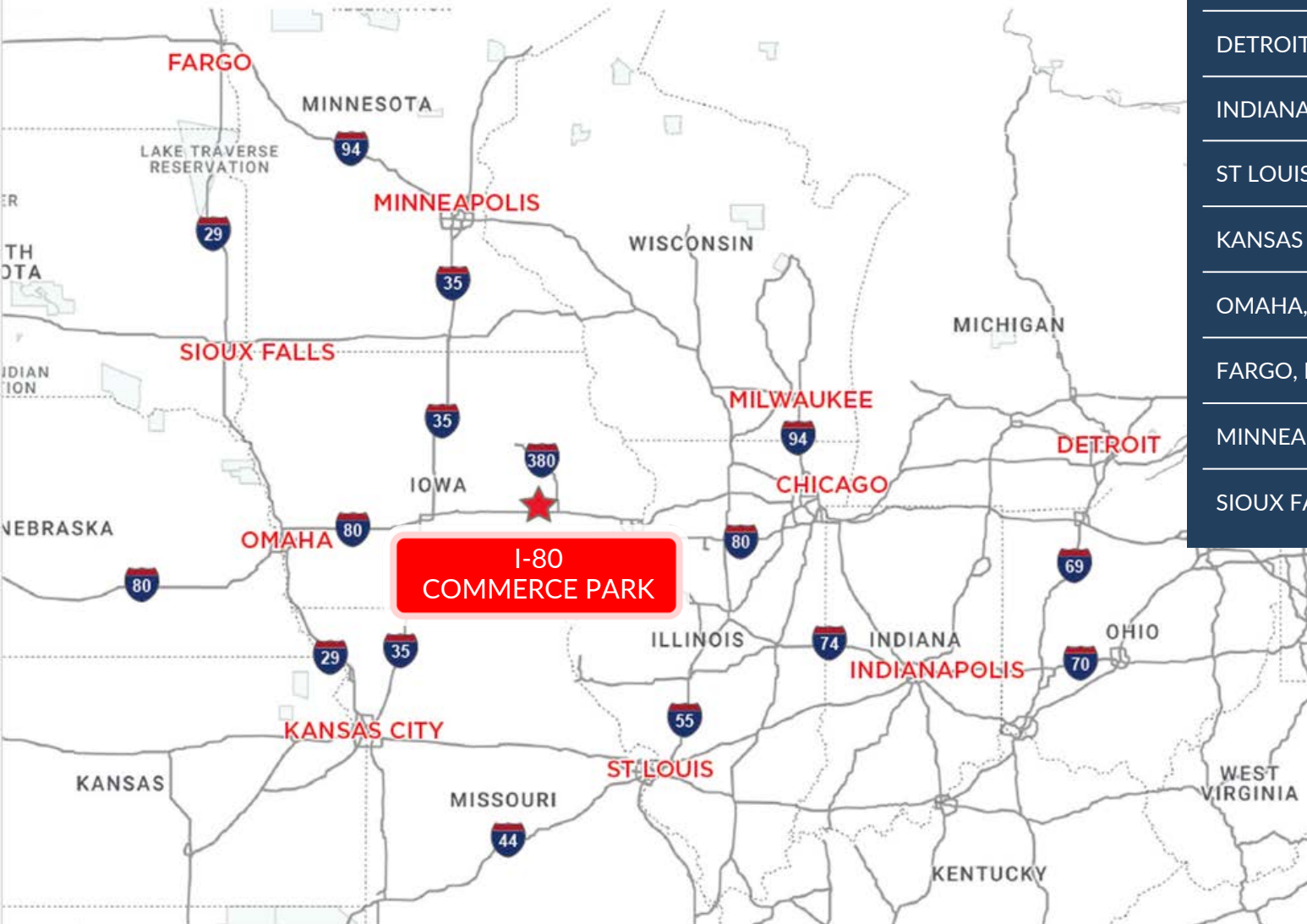
DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	3,215	20,907	44,641
	2025 Population	3,907	21,174	52,807
	Annual Population Growth Rate	2.3%	1.2%	0.9%
	2025 Median Age	34.6	33.9	34.3
	2025 Total Households	1,607	8,292	20,532
	Annual Household Growth Rate	2.4%	1.3%	1.0%
	2025 Average Household Income	\$101,672	\$112,174	\$125,016
	Daily Traffic Count: 61,200 VPD			





COMMERCIAL TRANSPORTATION MAP



CHICAGO, IL	228 MILES	3 HR, 20 MIN
DETROIT, MI	494 MILES	7 HR, 20 MIN
INDIANAPOLIS, IN	372 MILES	5 HR, 25 MIN
ST LOUIS, MO	269 MILES	4 HR, 5 MIN
KANSAS CITY, MO	300 MILES	4 HR, 22 MIN
OMAHA, NE	242 MILES	3 HR, 30 MIN
FARGO, ND	532 MILES	7 HR, 55 MIN
MINNEAPOLIS, MN	296 MILES	4 HR, 25 MIN
SIOUX FALLS, SD	373 MILES	5 HR, 30 MIN



EASTERN IOWA AIRPORT NON-STOP FLIGHTS



Location	Carrier
Atlanta (ATL)	Delta
Charlotte (CLT)	American Airlines
Chicago (ORD)	American Airlines / United
Dallas (DFW)	American Airlines
Denver (DEN)	United / Frontier Airlines
Las Vegas (LAS)	Allegiant
Los Angeles (LAX)*	Allegiant
Miami (MIA)*	Delta
Minneapolis (MSP)	Delta
Nashville (BNA)*	Allegiant
Orlando/Sanford (SFB)	Allegiant
Orlando International (MCO)	Allegiant
Phoenix/Mesa (PHX/AZA)	American / Allegiant
Punta Gorda/Ft. Myers (PGD)	Allegiant
Sarasota (SRQ)*	Allegiant
Tampa/St. Petersburg (PIE)	Allegiant
Washington, D.C. (DCA)	American

**Seasonal Flights*



CONTACTS



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