

APPROX. 180,000 SF AVAILABLE

1601 BLAIRS FERRY RD NE

CEDAR RAPIDS, IA 52402



Iowa Commercial Advisors

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Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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PROPERTY HIGHLIGHTS

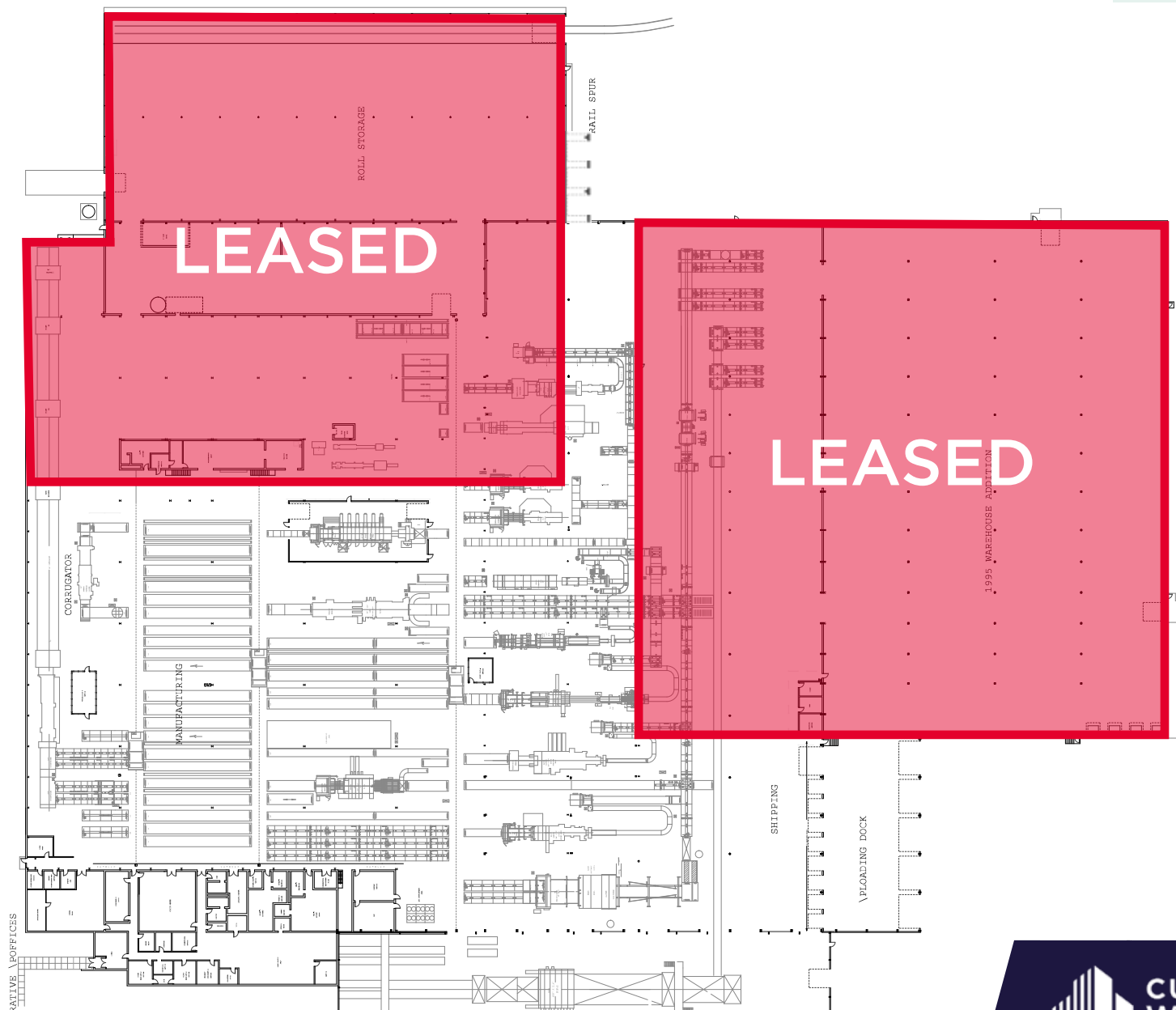
This warehouse is conveniently located on the highly traveled Blairs Ferry Rd and is within minutes of Hwy 100 and I-380. Cedar Rapids is centrally located within the Midwest and is home to the Eastern Iowa Airport which allows for accessible distribution throughout the Midwest and beyond.

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PROPERTY FEATURES

Building Size:	386,187 SF	Year Built:	1956
Lot Size:	908,226 SF 20.85 AC	Parking:	On-Site
Lease Rate:	\$4.25 PSF Gross	Floor:	Concrete
Office Area:	13,627 SF	Dock Doors:	8 Standard 2 Oversized
Available:	Approx. 180,000 SF	Sprinkler:	Exposed Wet
Roof:	Rubber Membrane	Zoning:	Light Manufacturing
Drive-in Doors:	1	Clear Height:	17'

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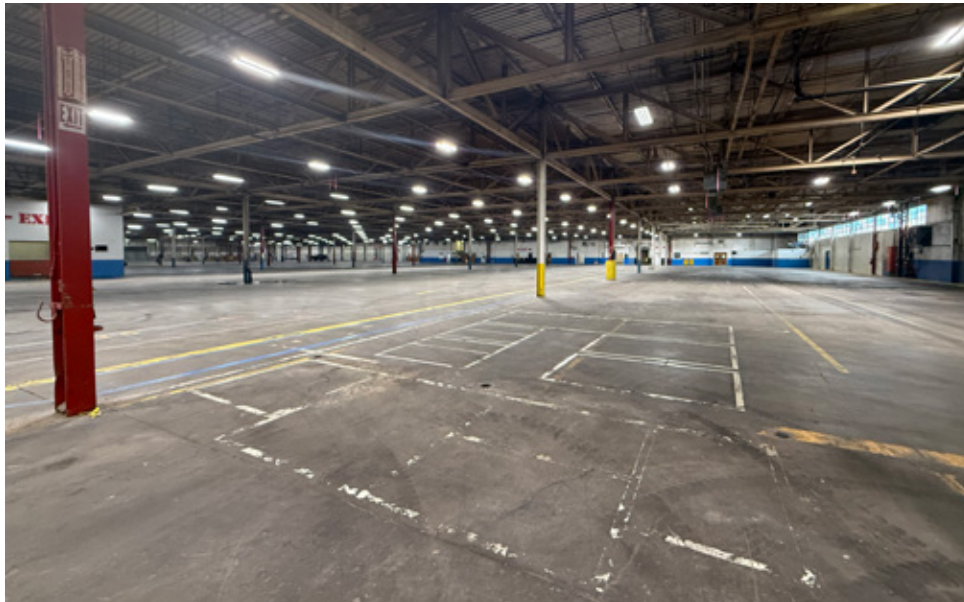
1601 BLAIRS FERRY RD NE | INTERIOR PHOTOS

CEDAR RAPIDS, IA 52402



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CEDAR RAPIDS, IA 52402



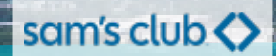
1601 BLAIRS FERRY RD NE

CEDAR RAPIDS, IA 52402 | WEST FACING AERIAL

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Iowa Commercial Advisors



NOELRIDGE PARK



BLAIRS FERRY RD 25,400 VPD



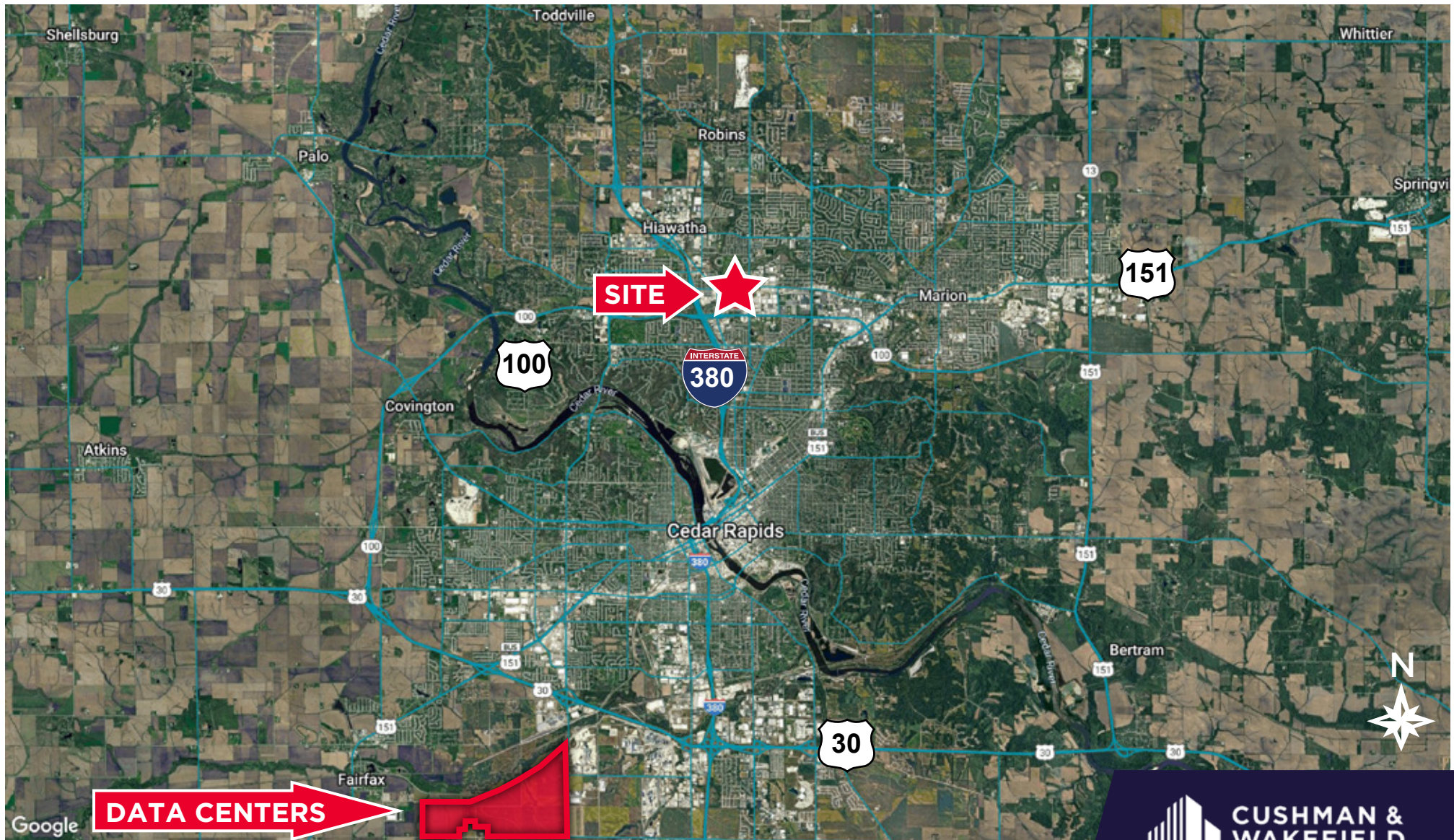
AERIAL

1601 Blairs Ferry Rd | Cedar Rapids, IA 52402



AERIAL

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ICR IOWA

Cedar Rapids is located in the Iowa City and Cedar Rapids MSA, locally known as ICR Iowa. It is within a 4-5 hour drive to major key cities in the Midwest - Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St.



729,401
WORKFORCE
POPULATION



95%
EDUCATIONAL
ATTAINMENT



8.9%
EMPLOYMENT
GROWTH RATE



36
MEDIAN
AGE

7 COUNTIES

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

487,106
POPULATION

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

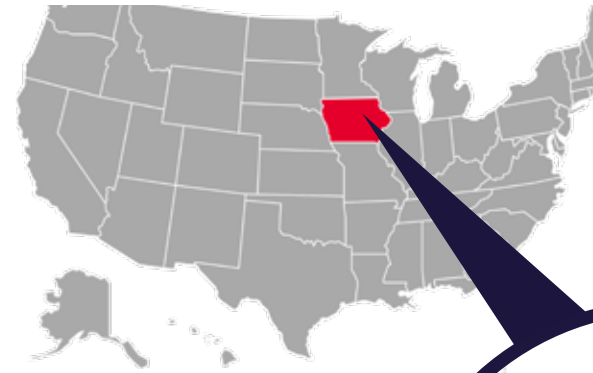
36,816,284
300 MILE POPULATION



**IOWA RANKED #1
OVERALL BEST STATE**



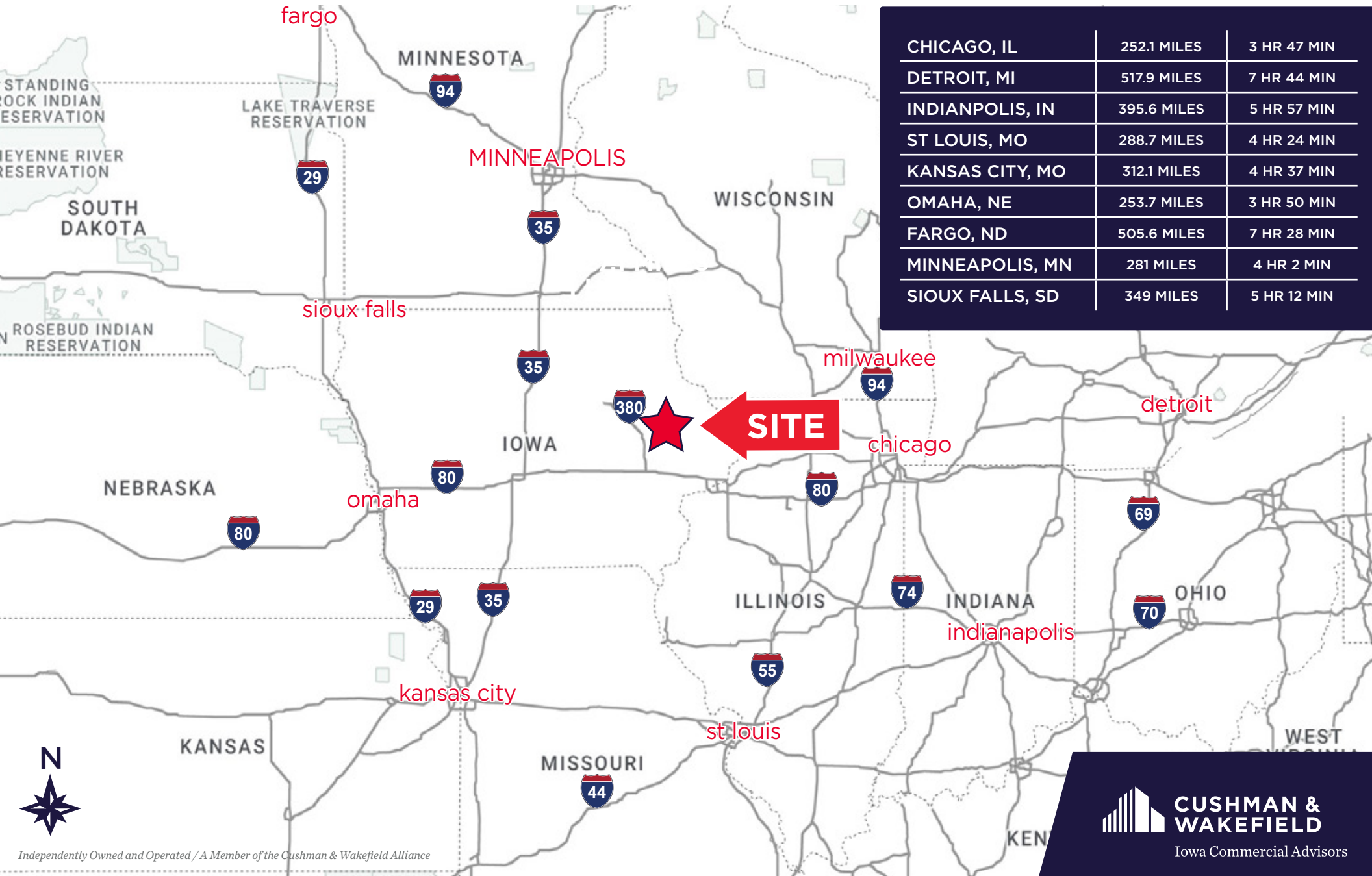
**RANKED #2 BEST COST
OF DOING BUSINESS**



A CENTRAL LOCATION



MIDWEST INTERSTATE MAP

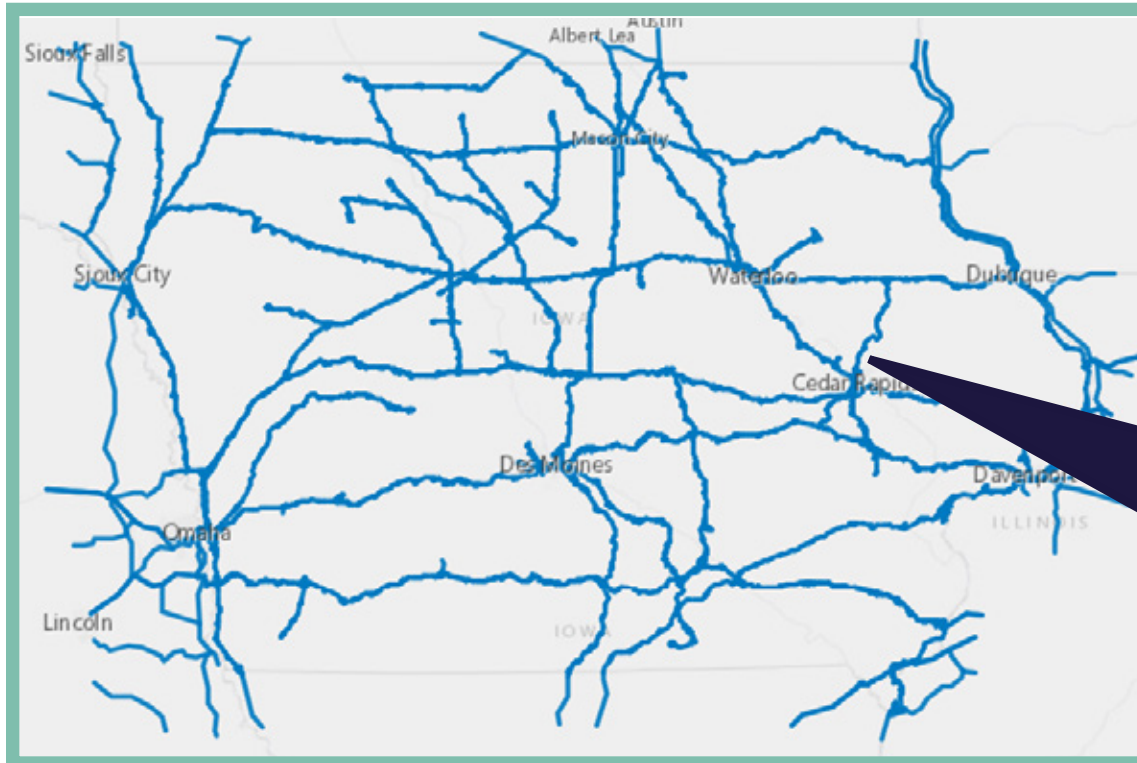


A CENTRAL LOCATION



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IOWA RAILROAD MAP



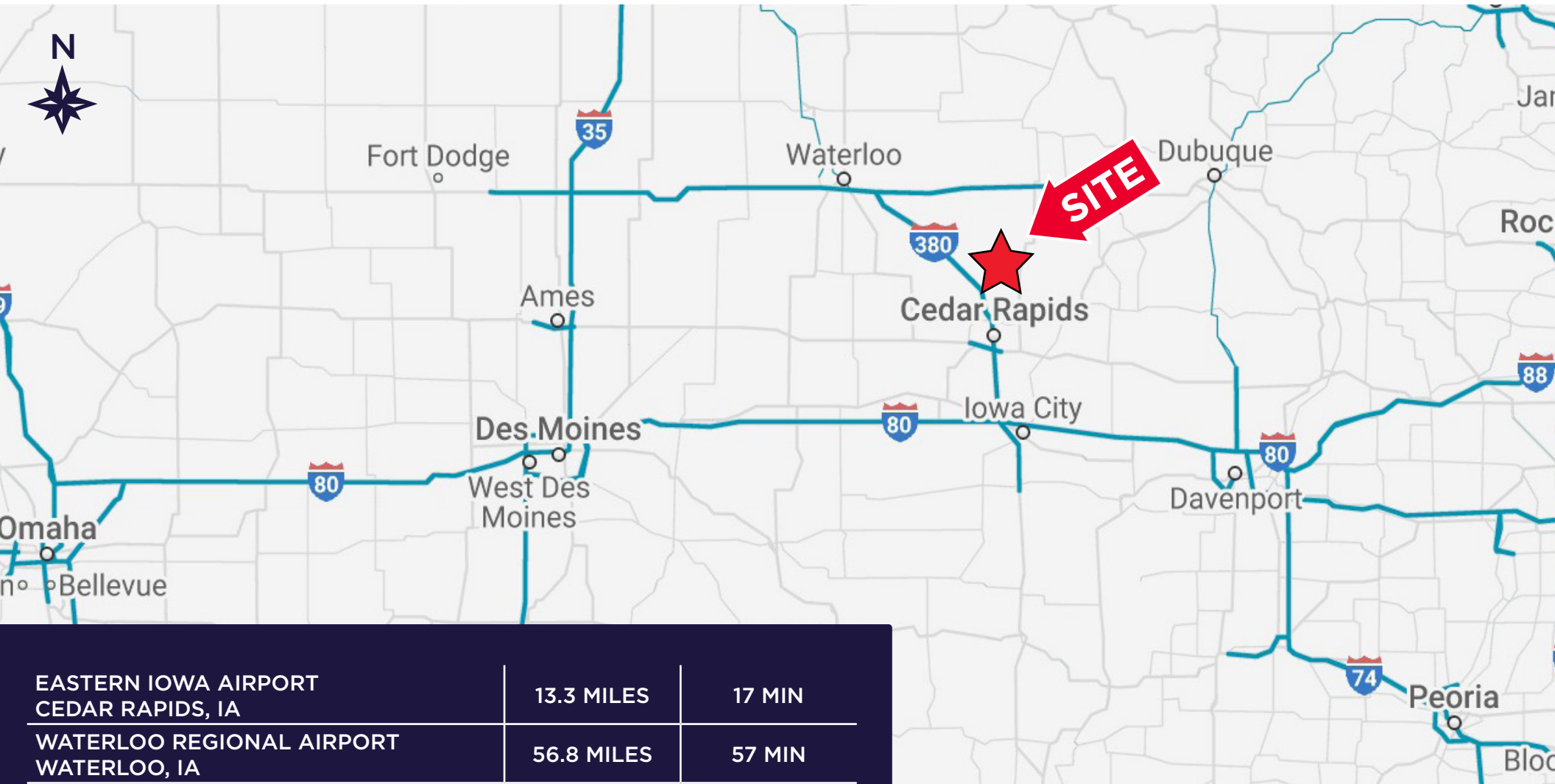
RAILROAD ACCESS: An overhead door guides trains inside the facility, allowing for product to be loaded and unloaded directly from the tracks while still within the warehouse. Iowa has an extensive rail system that extends throughout the Midwest and the entire country. This is a unique feature that few warehouses have access to in Cedar Rapids.



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A CENTRAL LOCATION

EASTERN IOWA AIRPORTS



EASTERN IOWA AIRPORT CEDAR RAPIDS, IA	13.3 MILES	17 MIN
WATERLOO REGIONAL AIRPORT WATERLOO, IA	56.8 MILES	57 MIN
QUAD CITIES INTERNATIONAL AIRPORT MOLINE, IL	94.1 MILES	1 HR 26 MIN
DES MOINES INTERNATIONAL AIRPORT DES MOINES, IA	125.2 MILES	2 HR 2 MIN



FOR MORE INFORMATION, CONTACT:

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