

WAREHOUSE WITH TRUCK PARKING

423 Southgate Ct SW

Available SF: 50,000 - 104,040 SF

423 SOUTHGATE CT SW
CEDAR RAPIDS, IA 52404



**CLICK HERE:
AERIAL VIDEO**

ANGIE GLICK-MARTIN, SIOR

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RACHEL WATERS

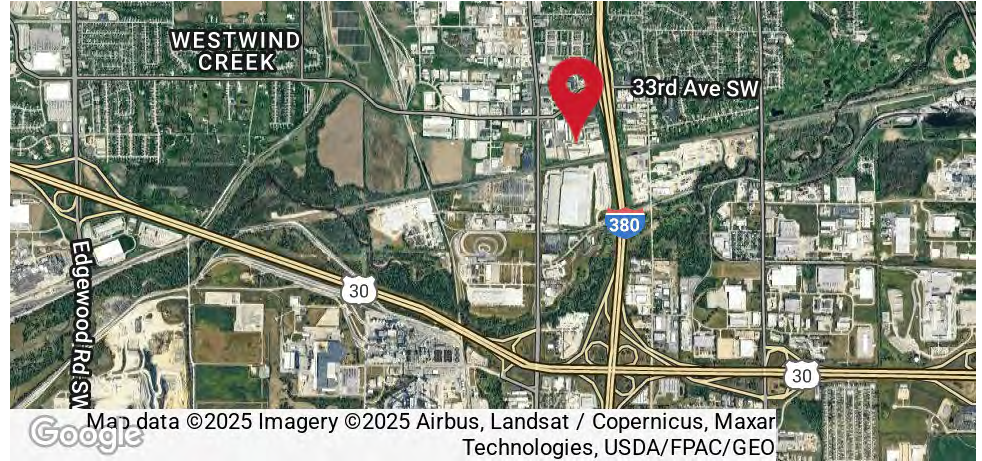
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$5.95 SF/yr (NNN)
Operating Expense Estimate:	\$2.00/SF
Net Real Estate Taxes:	\$103,972.00
Building Size:	104,040 SF
Available SF:	50,000 - 104,040 SF
Lot Size:	5.87 Acres
Year Built:	1978
Zoning:	General Industrial

LOCATION OVERVIEW

Strategically sited within a three minute drive to both I-380 and Highway 30.

PROPERTY OVERVIEW

50,000 - 104,040 SF industrial property situated on 5.87 acres, featuring nearly 1.5 acres of outdoor truck parking. 20 ft sidewalls, 25 ft column spacing, and 17 ft clear height. Key features include 11 docks, 1 drive-in door, a wet sprinkler system, a Positive Air System, automatic LED lighting, and a backup generator for operational reliability. The property also offers 3,800 SF of fully renovated office space, and the building underwent a complete renovation in 2023. Flexible leasing options available—Landlord is willing to demise the space to 50,000 SF. This is a sublease opportunity ideal for logistics warehousing and distribution.

PROPERTY HIGHLIGHTS

- Includes 1.5 acres of outdoor truck parking
- 3,800 SF of renovated office space
- Excellent Cedar Rapids location

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All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.

ADDITIONAL PHOTOS



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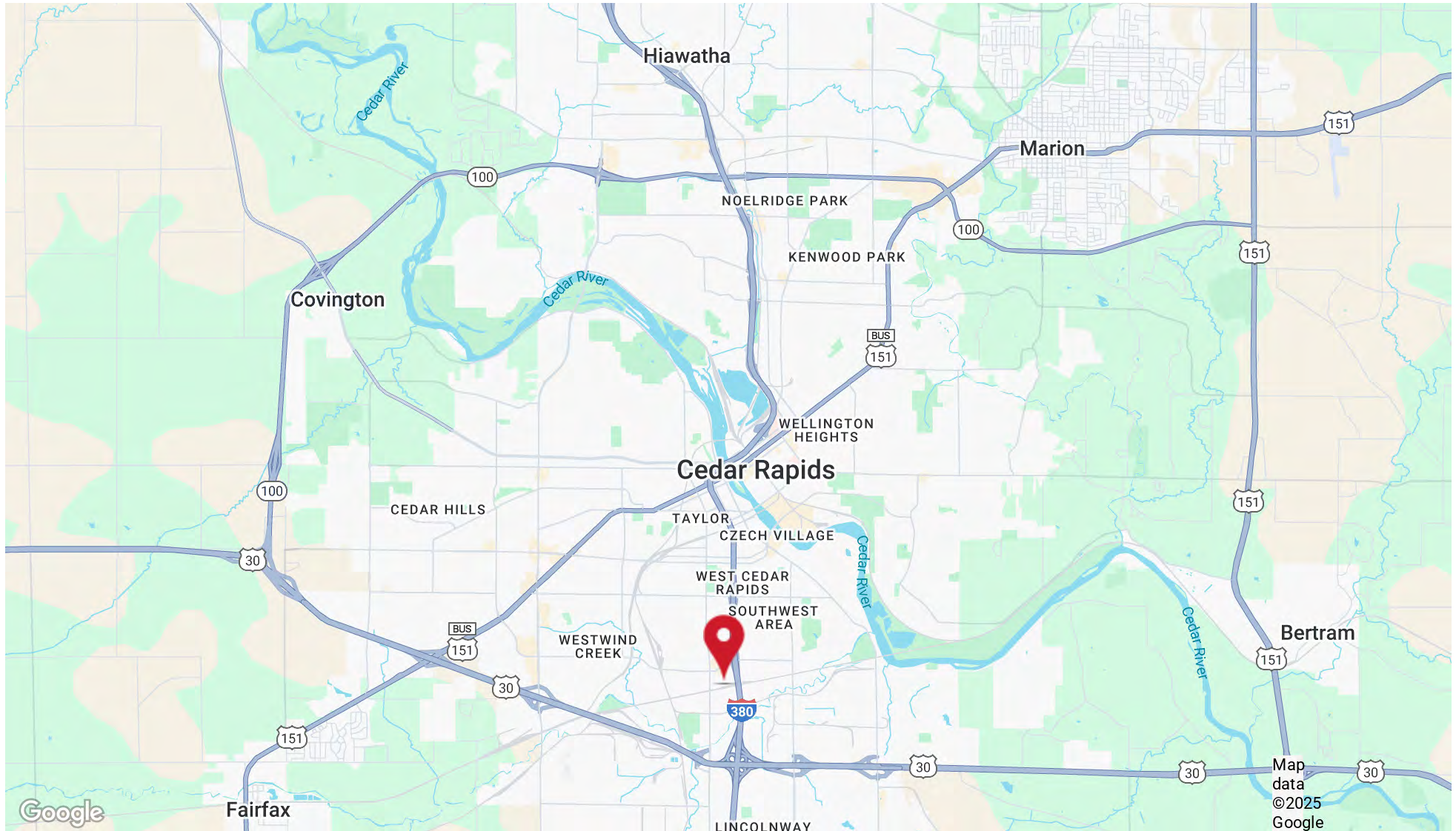
AERIAL MAP



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LOCATION MAP



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