

2055

2055 NORTH TOWNE LN NE
CEDAR RAPIDS, IA 52402

INDUSTRIAL INVESTMENT OPPORTUNITY

FOR SALE



GD COMMERCIAL

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PROPERTY OVERVIEW

Fully leased industrial investment opportunity on the NE side of Cedar Rapids with quick access to I-380. This property features 60,000 SF of warehouse space and 3,200 SF of office space within a steel-frame construction building. The warehouse includes six dock doors, one drive-in door, and 20-foot sidewall height. Recent capital improvements include all new plumbing, electrical, fire suppression, motion-sensor LED lighting throughout, and roof repairs with new metal sheeting. The property is leased to a strong-credit, multi-state contractor under a two-year lease at \$5.50/SF NNN with an increase in Year 2. The NOI in Year 1 is \$347,600, producing an 8.7% cap rate, with NOI increasing to \$358,344 in Year 2. The property also has a 3 year, 100% tax abatement on all the improvements.

OFFERING SUMMARY

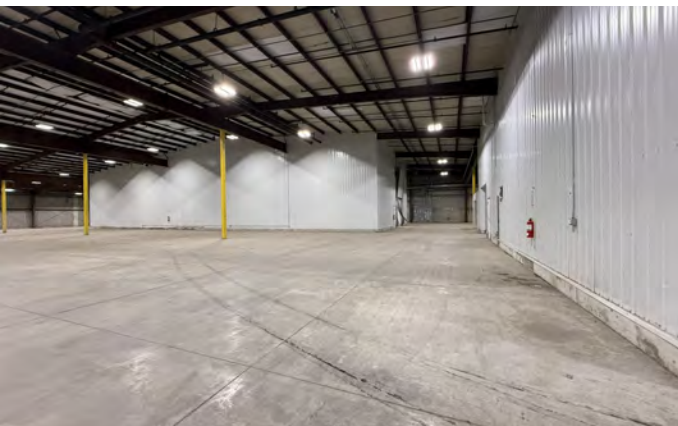
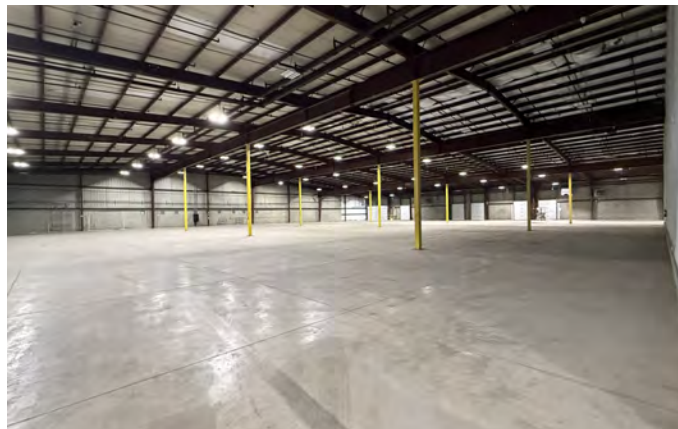
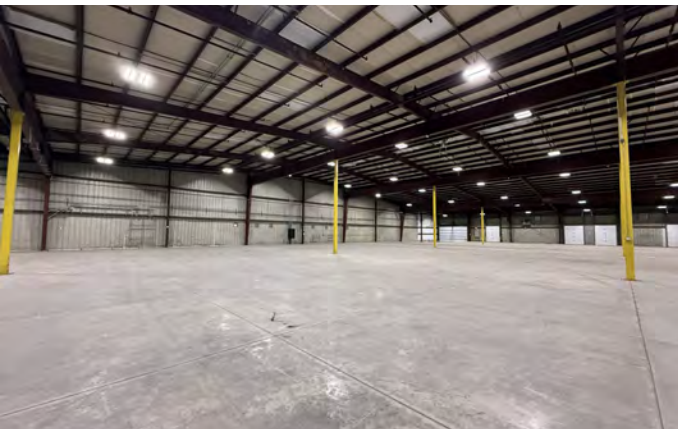
Sale Price:	\$3,995,000
Net Real Estate Taxes:	\$19,406*
Building Size:	63,200 SF
Lot Size:	2.35 Acres
NOI:	\$347,600
Cap Rate:	8.7%
Price / SF:	\$63.21
Year Built:	1965
Zoning:	Light Industrial

EXECUTIVE SUMMARY

2055 NORTH TOWNE LN NE, CEDAR RAPIDS, IA 52402

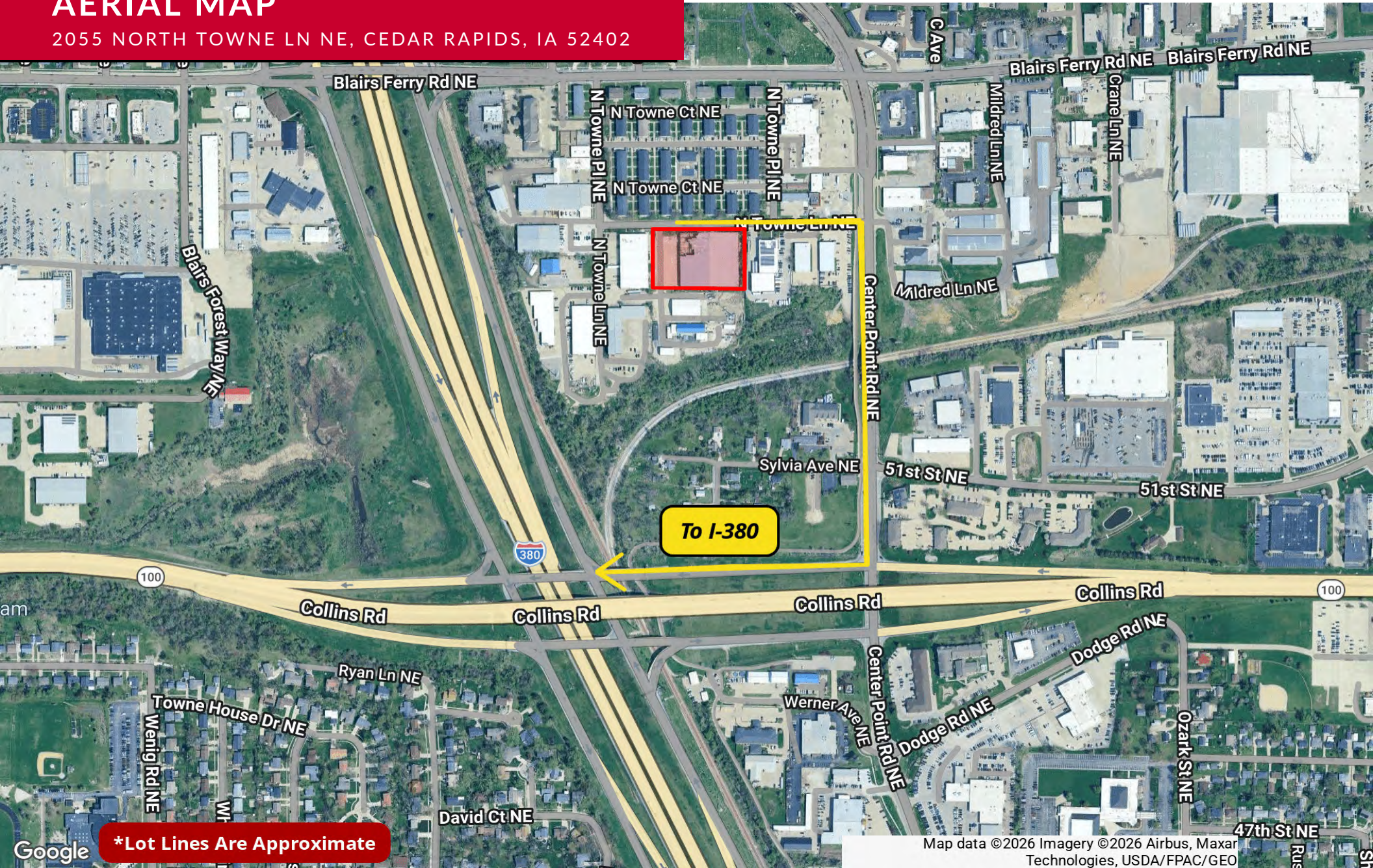
ADDITIONAL PHOTOS

2055 NORTH TOWNE LN NE, CEDAR RAPIDS, IA 52402



AERIAL MAP

2055 NORTH TOWNE LN NE, CEDAR RAPIDS, IA 52402



*Lot Lines Are Approximate

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO

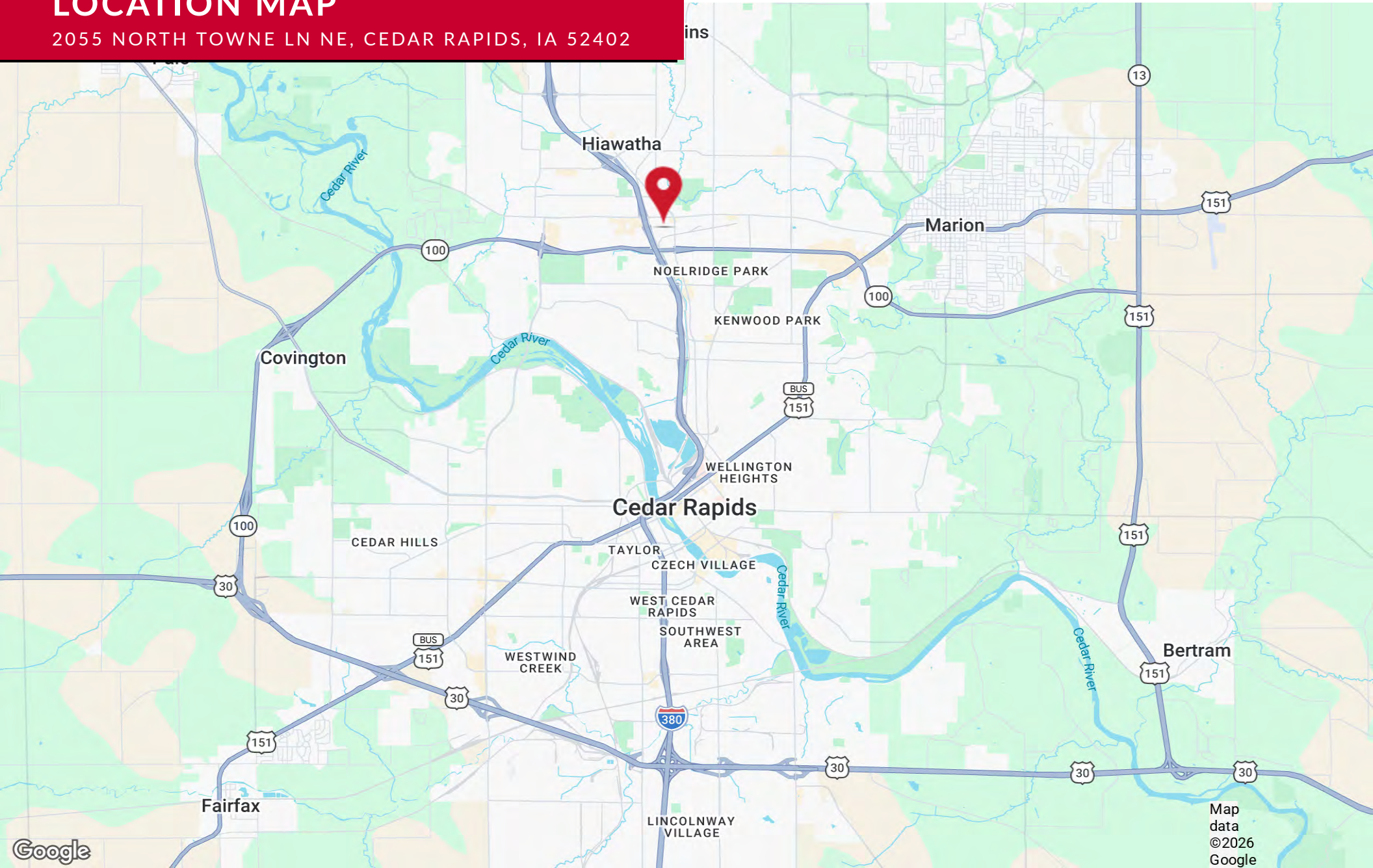
RETAILER MAP

2055 NORTH TOWNE LN NE, CEDAR RAPIDS, IA 52402



LOCATION MAP

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FINANCIAL SUMMARY

2055 NORTH TOWNE LN NE, CEDAR RAPIDS, IA 52402

INVESTMENT OVERVIEW

Price	\$3,995,000
Price per SF	\$63
CAP Rate	8.70%

OPERATING DATA

Net Operating Income	\$347,600
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TENANT INFO

2055 NORTH TOWNE LN NE, CEDAR RAPIDS, IA 52402



OVERVIEW

Founded in 2015, Lonestar Electric Supply is an independently owned and operated wholesale distributor of electric supplies. With a thriving culture and flattened business model, Lonestar's top priority is unique and creative problem solving - which paved the way for explosive growth throughout Texas and the surrounding states.

Immediate, early success led to the growth under the Lonestar umbrella and the creation of Lonestar Equipment Solutions, Lonestar Integrated Solutions, and Lonestar Electric Industrial Supply.

FASTEST GROWING

Lonestar Electric Supply is the fastest growing wholesale electric distributor for a reason - they provide solutions and create value for their customers through differentiated services.

In less than 10 years, Lonestar Electric Supply has risen to #14 on the Electrical Wholesaling Top 100 Electrical Distributors with an aggressive growth plan.

- 175+ Outside Sales Associates
- 1.8M+ SF Of Warehouse Space
- \$200M+ In Local Inventory
- 6,000+ Client Partners