



WAREHOUSE SPACE

**FOR LEASE**

1407 ADAIR COURT SW | CEDAR RAPIDS, IA



**WSG**  
CRE

SKOGLMAN  
COMMERCIAL



# PROPERTY OVERVIEW

Property Details	
Address	1407 Adair Court SW, Suite 103 Cedar Rapids, IA 52404
Building Size	12,800 SF
Available for Lease	6,400 SF
Lot Size	2.48 Acres
Zoning	Light Industrial
Power	3-phase, 200 AMP service to each unit
Ceiling Height	18' Clear Height
Overhead Door	Two 16' Drive in OHDs per suite
Sprinkler	ESFR
Parcel #	19292-01016-00000
County	Linn
NNN Estimate	\$3.79/SF
Lease Rate	5 year lease: \$10.50*/SF NNN 3 year lease: \$11.50*/SF NNN 1 year lease: \$12.00*/SF NNN

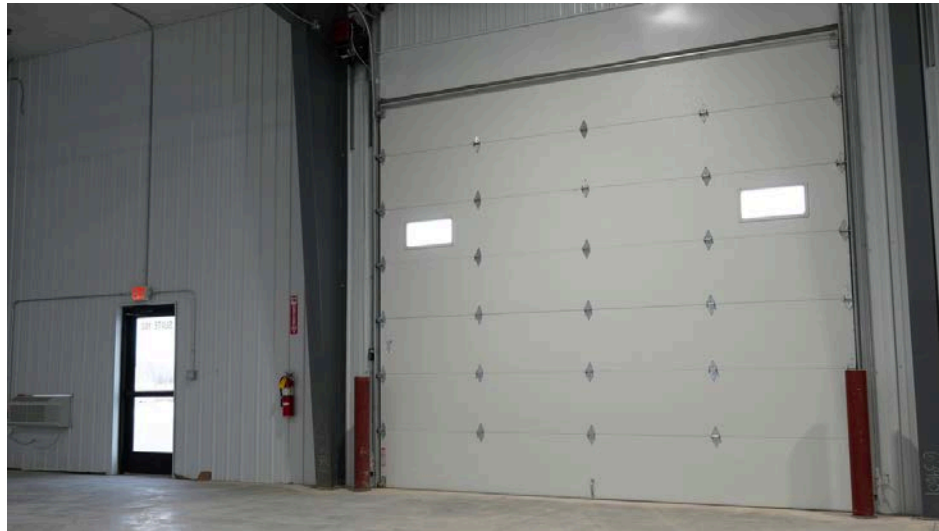
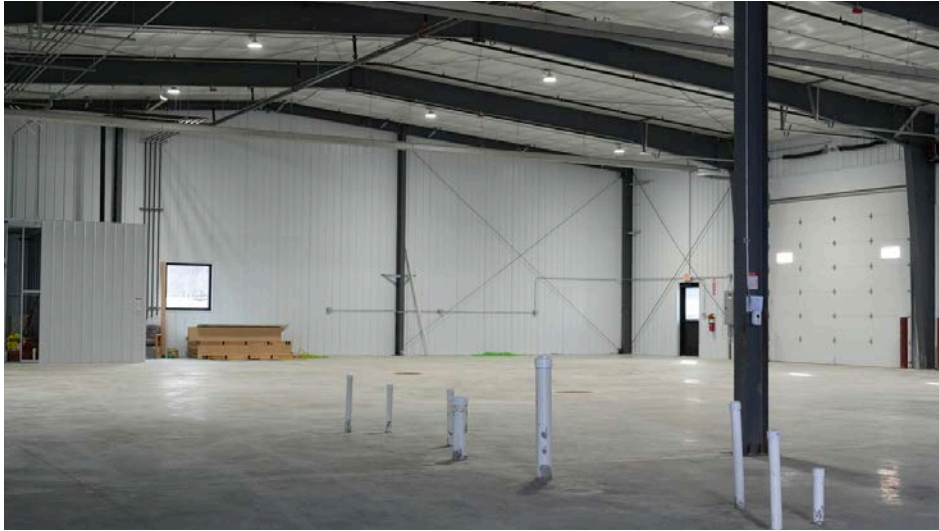
\*Base rate assumes 3.5% annual escalator for cost of living

Strategically located adjacent to the Eastern Iowa Airport and conveniently accessible from I-380, this new construction warehouse facility offers prime real estate for businesses of all sizes. Benefit from easy access to HW-30, Cedar Rapids, or Iowa City/Coralville. This building is ideal for showrooms, small contractors, or other storage operations. Customize your space to your exact needs, maximizing storage efficiency with our 18' clear height ceilings, drive-thru overhead door access, and 3-phase/200 AMP electrical service. The building is sprinklered. Enhance your brand's visibility with prominent monument and building signage.



1407 Adair Court SW | Cedar Rapids, IA 52404

# PROPERTY PHOTOS

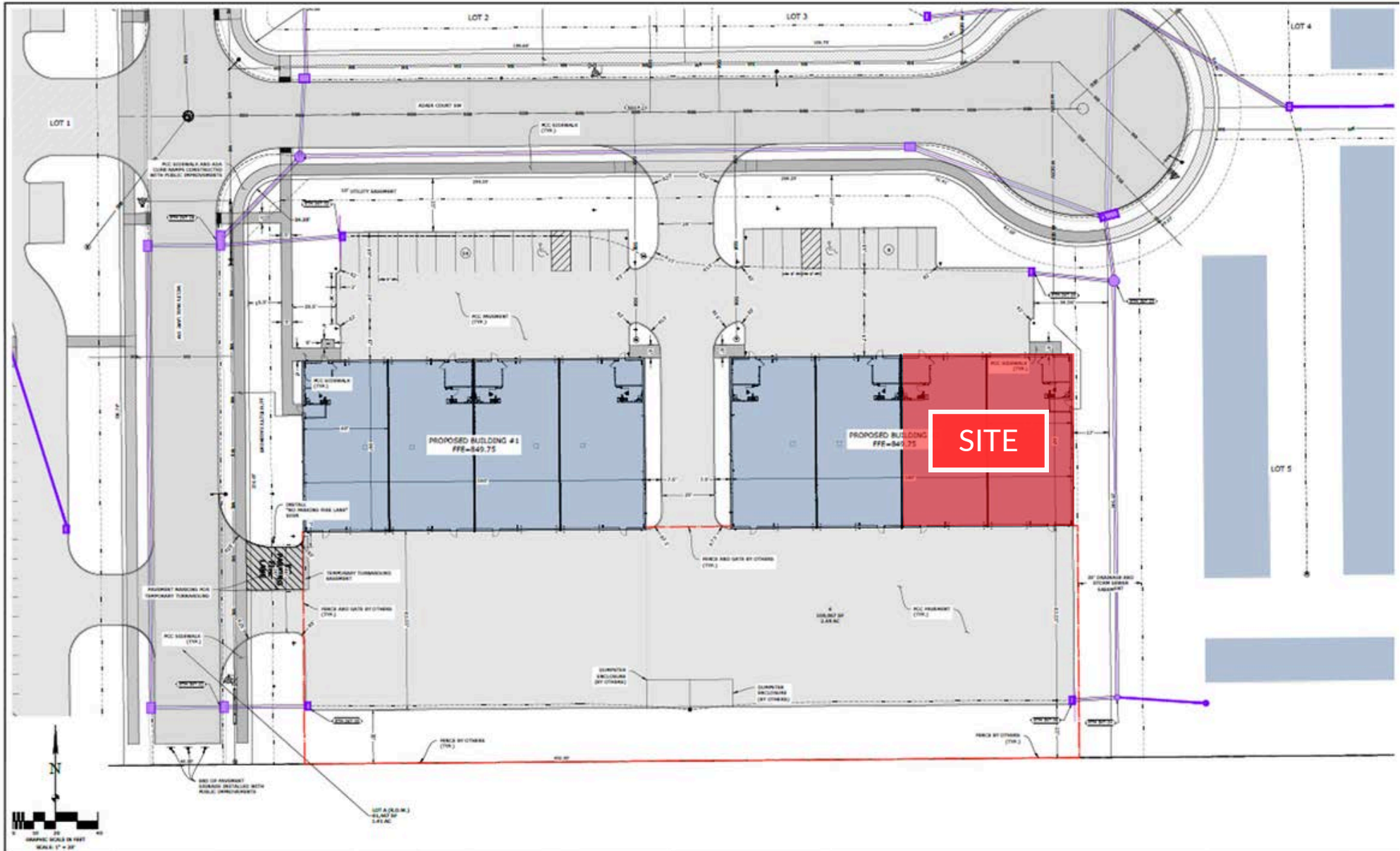


150 1st Ave NE, Suite 100 | Cedar Rapids, IA 52401

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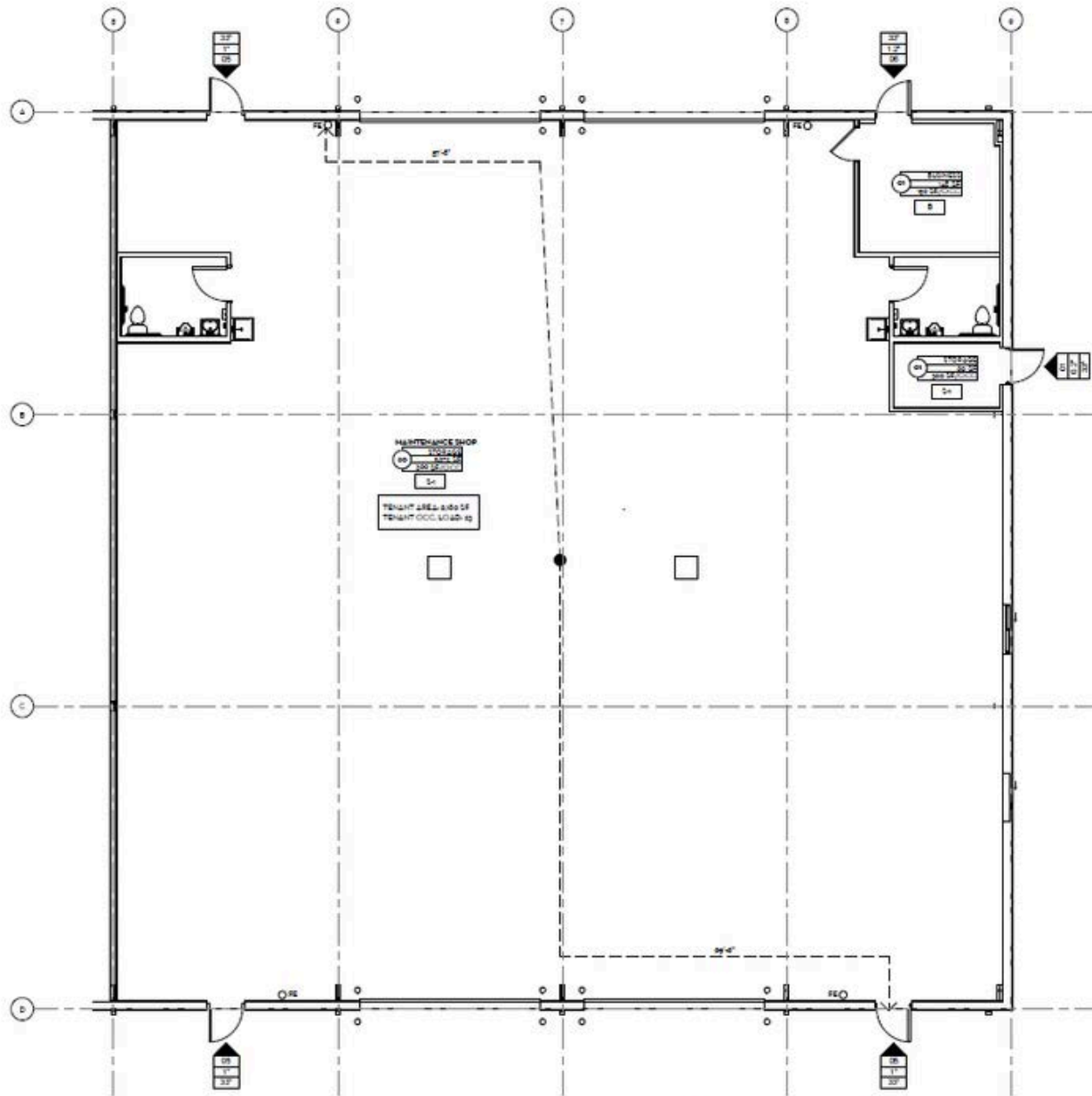
# SITE PLAN



DRAWN BY: SCZ CHECKED BY: BSW APPROVED BY: BSW DATE: 9-18-2024 FIELD BOOK:	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION DESCRIPTION</th> <th>APPROVED</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISION DESCRIPTION	APPROVED	DATE						<b>HALL &amp; HALL ENGINEERS, INC.</b> <small>1000 1st Street, Cedar Rapids, Iowa 52402          563-398-4444 FAX 563-398-4444          PROJECT # 2024-04-01 1407 AD AIR COURT SW          PLOT NUMBER: 4 1407 AD AIR COURT SW          SHEET NUMBER: 1407 AD AIR COURT SW</small>	LOT 6 AT IOWA DEVELOPMENT ADDITIONS IN THE CITY OF CEDAR RAPIDS, LINN CO., IOWA	LAYOUT PLAN PROJECT NO: 13943-24-1-1076	SHEET <b>C2.0</b>
NO.	REVISION DESCRIPTION	APPROVED	DATE											



# FLOOR PLAN



1 TENANT BUILDOUT CODE PLAN  
SCALE 3/16" = 1'-0"



# AERIAL MAP



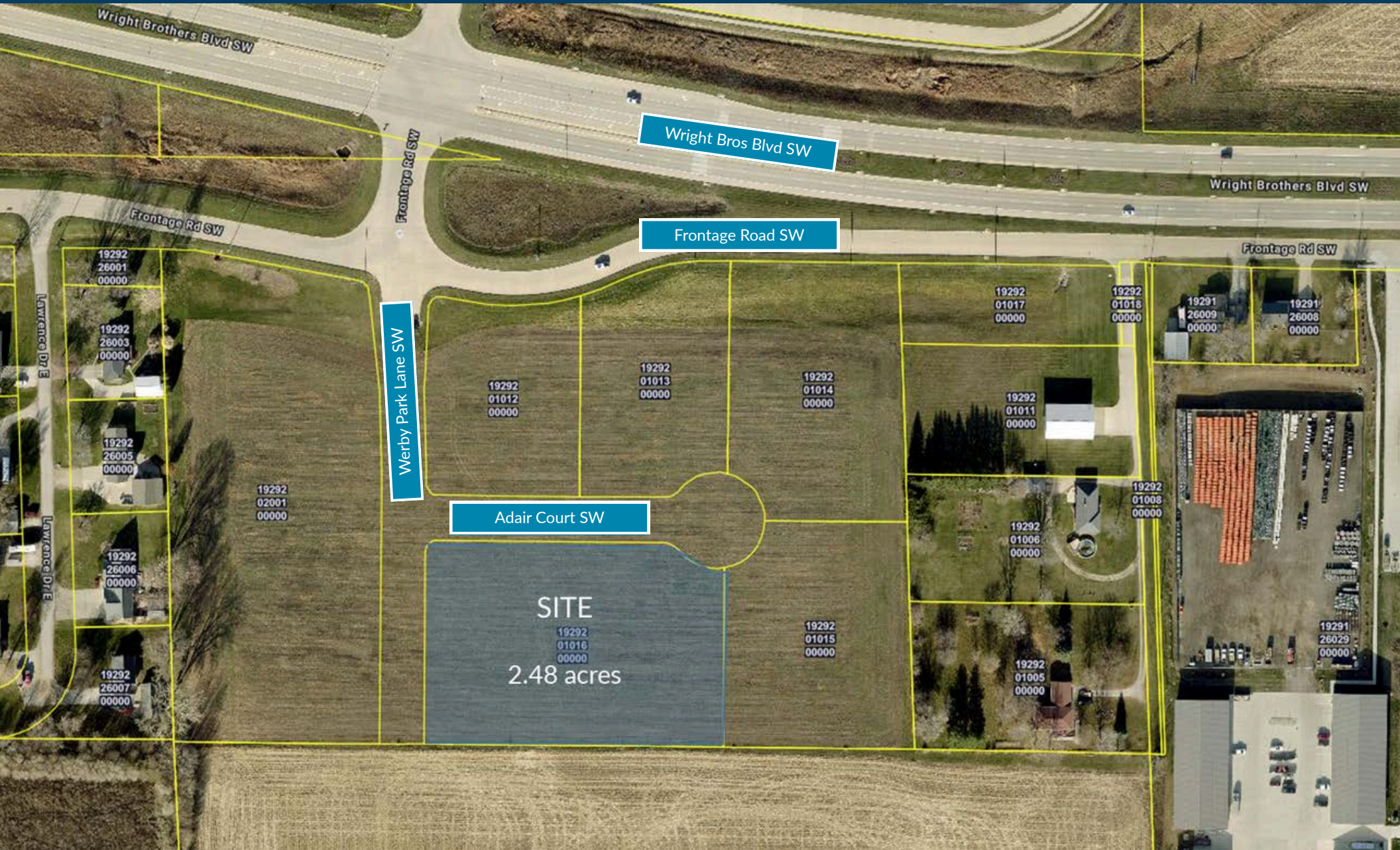


# AERIAL MAP





# PARCEL MAP





# 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



# TRANSPORTATION

Driving from Cedar Rapids		
	Miles	Hours
Chicago, IL	257	3.75
Omaha, NE	258	3.75
St. Louis, MO	281	4.25
Indianapolis, IN	388	5.75
Sioux Falls, SD	282	4.25
Kansas City, MO	317	4.50
Fargo, ND	358	5.25
Detroit, MI	510	7.50
Minneapolis, MN	517	7.75





# EASTERN IOWA AIRPORT NON-STOP FLIGHTS



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





# CONTACTS



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