

2420

**LEFEBURE RD
FAIRFAX, IA 52228**

FOR SALE OR LEASE



36,750 - 75,307 SF AVAILABLE

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 **CUSHMAN &
WAKEFIELD**
Iowa Commercial Advisors



SPACE AVAILABLE

2420 Lefebure Road in Fairfax, Iowa, offers a strategic location for industrial users with convenient access to major transportation routes throughout the Cedar Rapids metro area. The property is located near Hwy 151, Hwy 30, and I-380, providing efficient connections for employees, deliveries, and freight traffic. The property is also adjacent to Travero's logistics park, offering full-service logistics solutions including truckload, rail shipping, transloading, and short- and long-term warehousing. The Eastern Iowa Airport is just minutes away, providing additional convenience for business travel and logistics. This well-connected location is well suited for a variety of industrial, warehouse, distribution, and service-oriented uses.

FOR SALE

SIZE:	75,307 SF
PRICE:	CONTACT AGENT
POSSESSION	IMMEDIATE
LOT SIZE	9 AC
ADDITIONAL LAND AVAILABLE	31 AC

FOR LEASE

SIZE:	36,750 - 75,307 SF
RENT RATE:	\$7.95 PSF NNN
EST OPEX:	CONTACT AGENT
POSSESSION:	IMMEDIATE
TERM:	NEGOTIABLE



HIGHLIGHTS

BUILDING 1: 36,750 SF

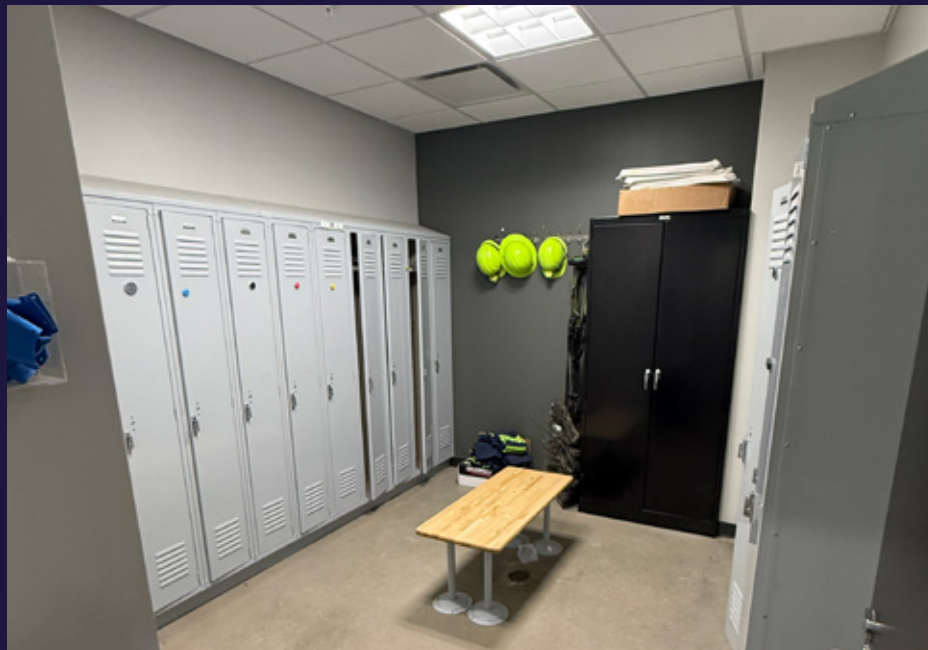
BUILDING 2: 36,750 SF

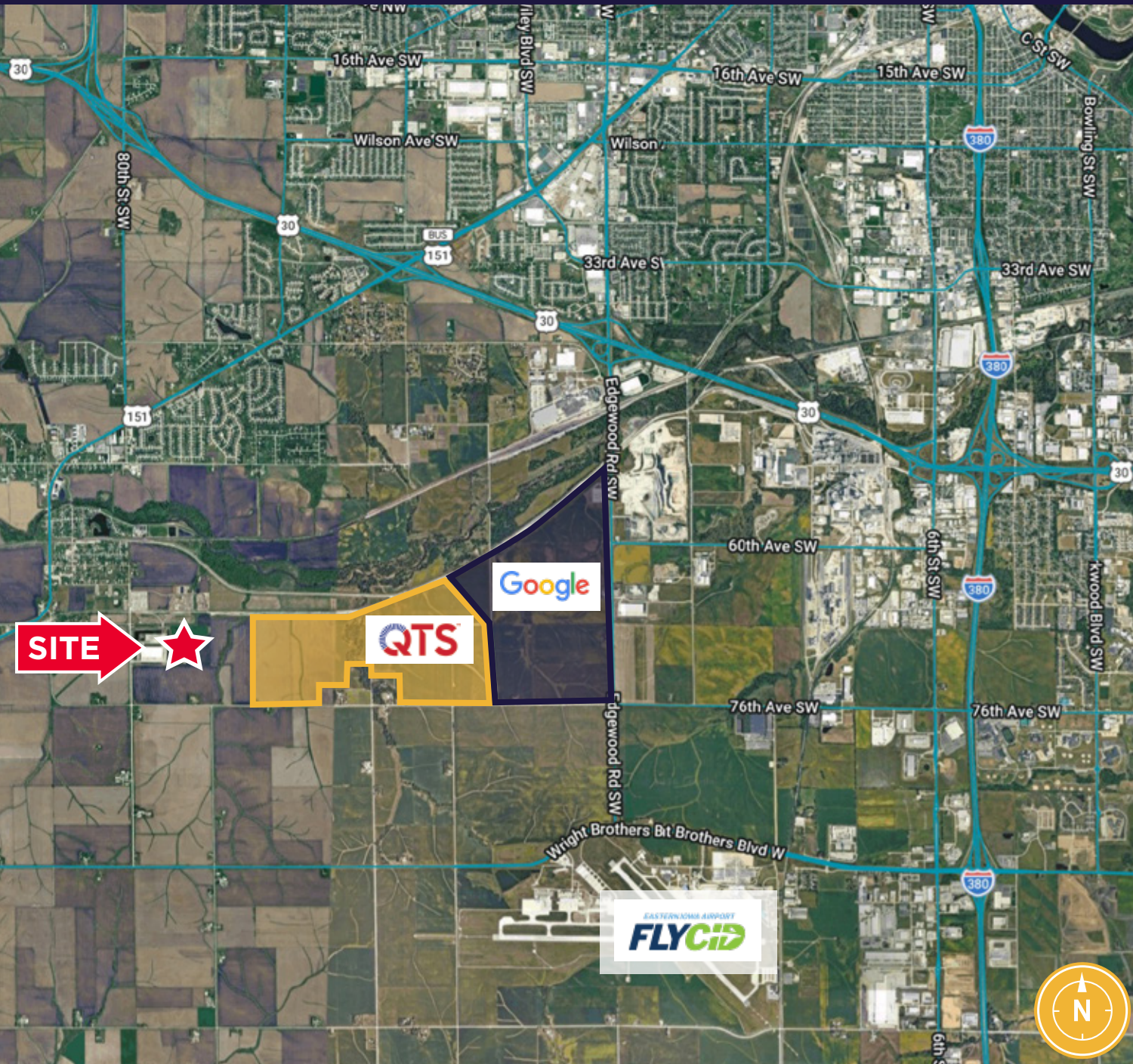
TOTAL AVAILABLE 75,307 SF

PROPERTY FEATURES:

- 2 DOCK DOORS & ABILITY TO ADD ANOTHER
- 5 OVERHEAD DOORS
- CEILING HEIGHT IS 34'
- BUILT-OUT RESTROOM
- BUILT-OUT LOCKER ROOM WITH SHOWER
- 1 OFFICE | 1 IT ROOM | 1 ELECTRICAL ROOM |
1 LAB ROOM | 1 BREAKROOM
- BUILT IN 2023
- ESFR SPRINKLER SYSTEM
- 480V/1600 AMP SERVICE
3,000 AMP POWER
- ADJACENT RAILWAY ACCESS

INTERIOR PHOTOS





LOCATION

MAJOR ROADWAYS

HWY 151

HWY 30

I-380

25 MIN TO I-80

PROXIMITY TO

AIRPORT

EASTERN IOWA AIRPORT

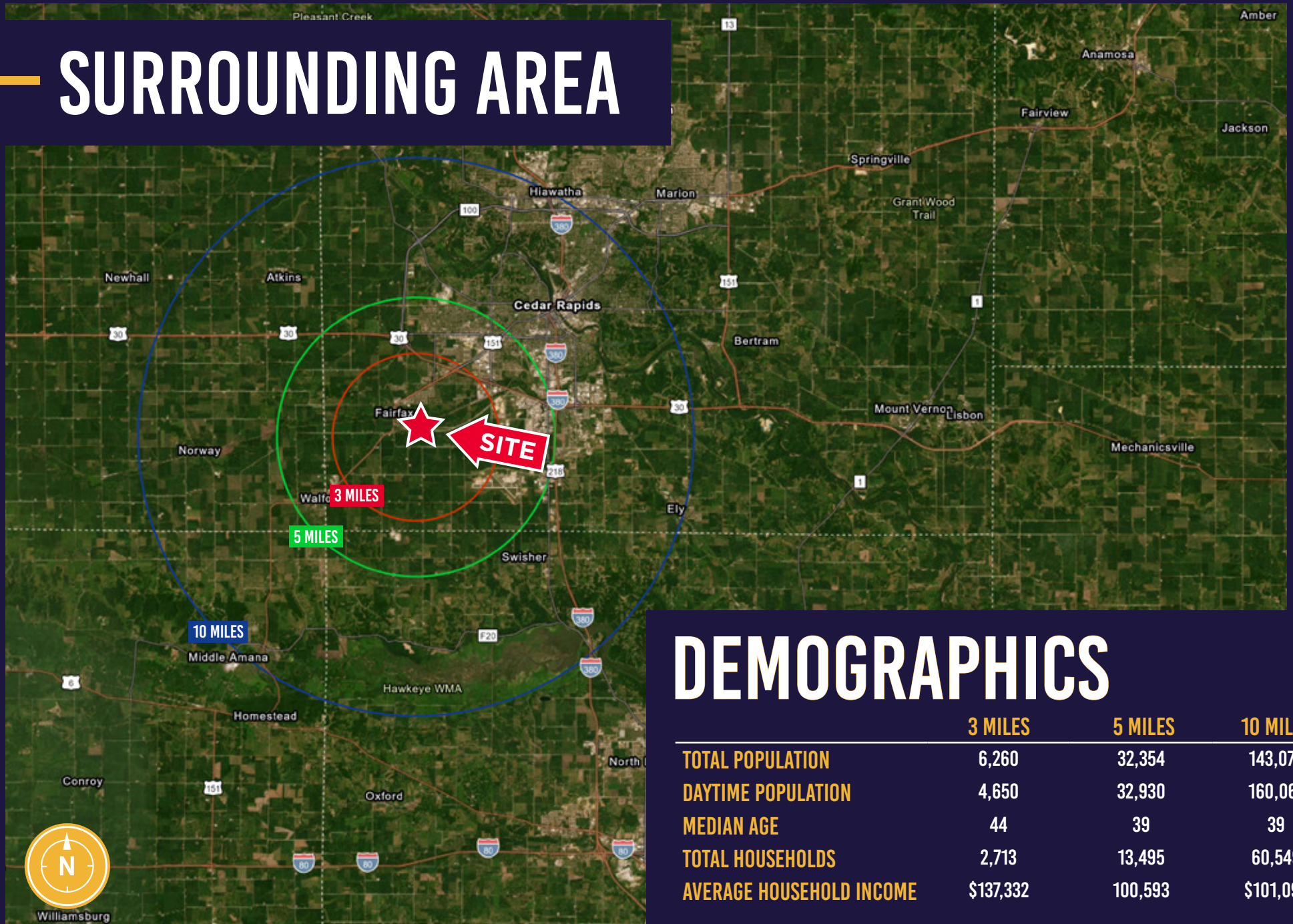
FLYciD

DATA CENTERS

Google

QTS™

SURROUNDING AREA



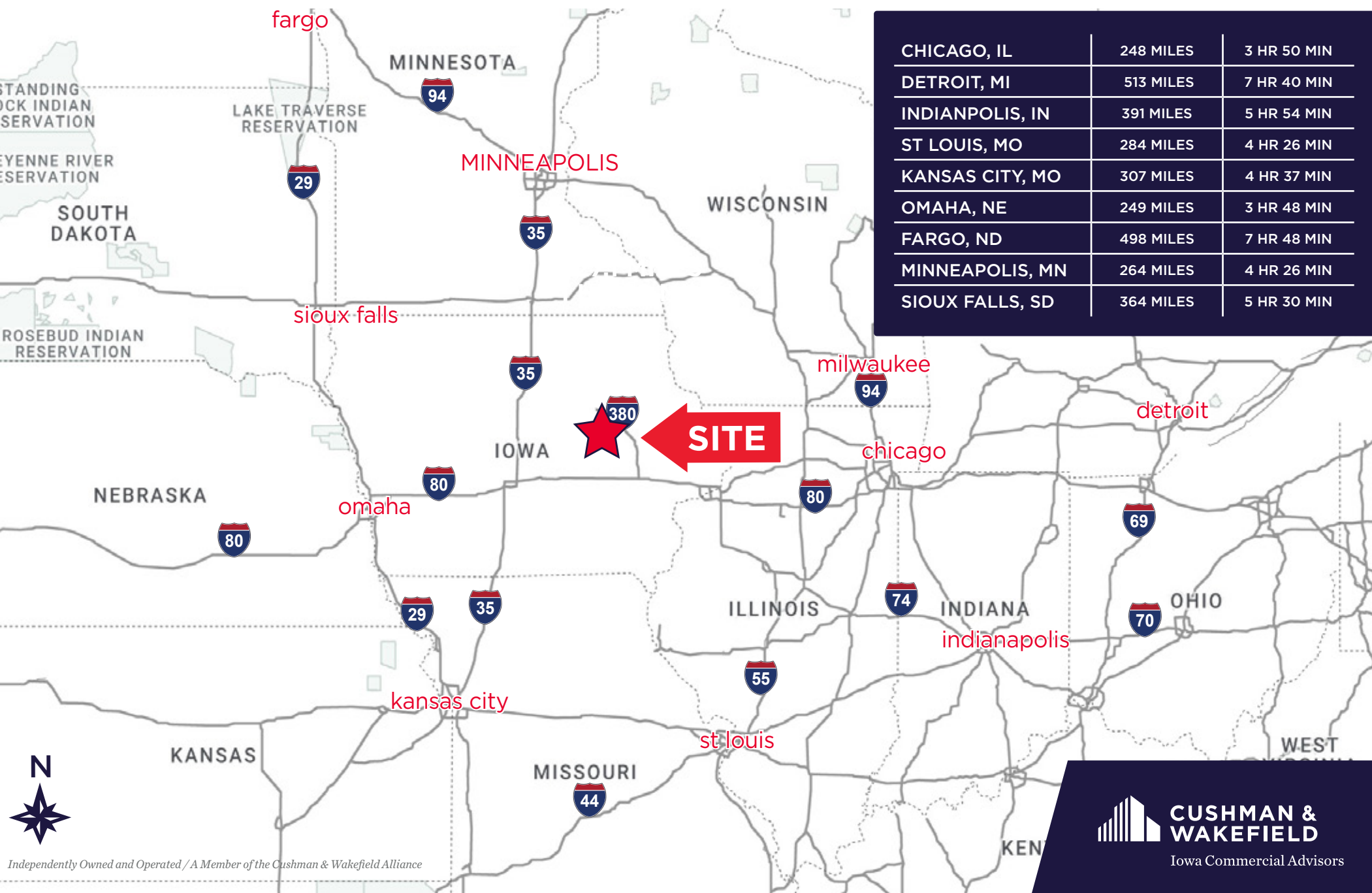
DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	6,260	32,354	143,073
DAYTIME POPULATION	4,650	32,930	160,067
MEDIAN AGE	44	39	39
TOTAL HOUSEHOLDS	2,713	13,495	60,549
AVERAGE HOUSEHOLD INCOME	\$137,332	100,593	\$101,095

A CENTRAL LOCATION

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MIDWEST INTERSTATE MAP



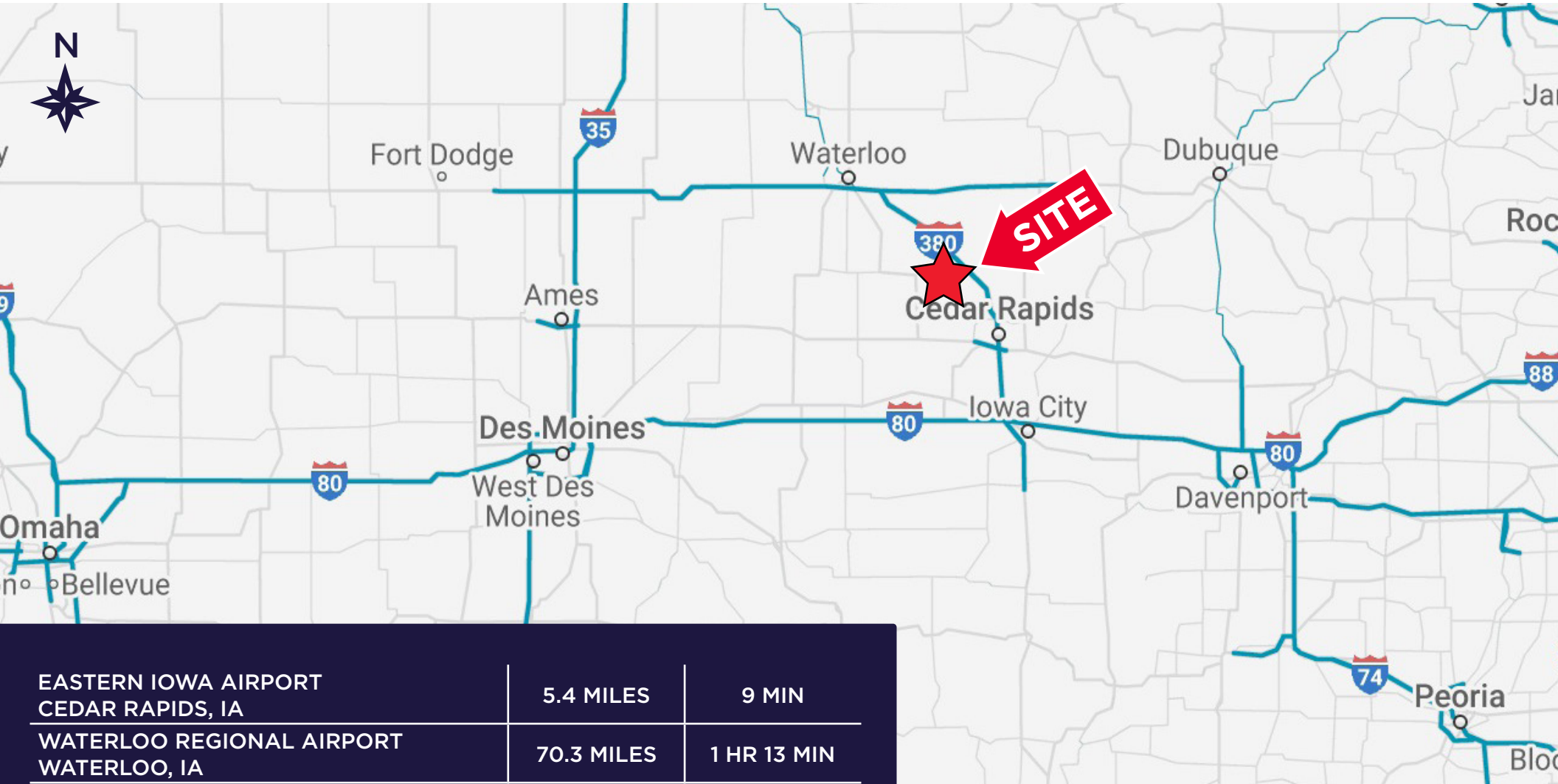
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EASTERN IOWA AIRPORTS



EASTERN IOWA AIRPORT CEDAR RAPIDS, IA	5.4 MILES	9 MIN
WATERLOO REGIONAL AIRPORT WATERLOO, IA	70.3 MILES	1 HR 13 MIN
QUAD CITIES INTERNATIONAL AIRPORT MOLINE, IL	89.6 MILES	1 HR 25 MIN
DES MOINES INTERNATIONAL AIRPORT DES MOINES, IA	120 MILES	1 HR 59 MIN



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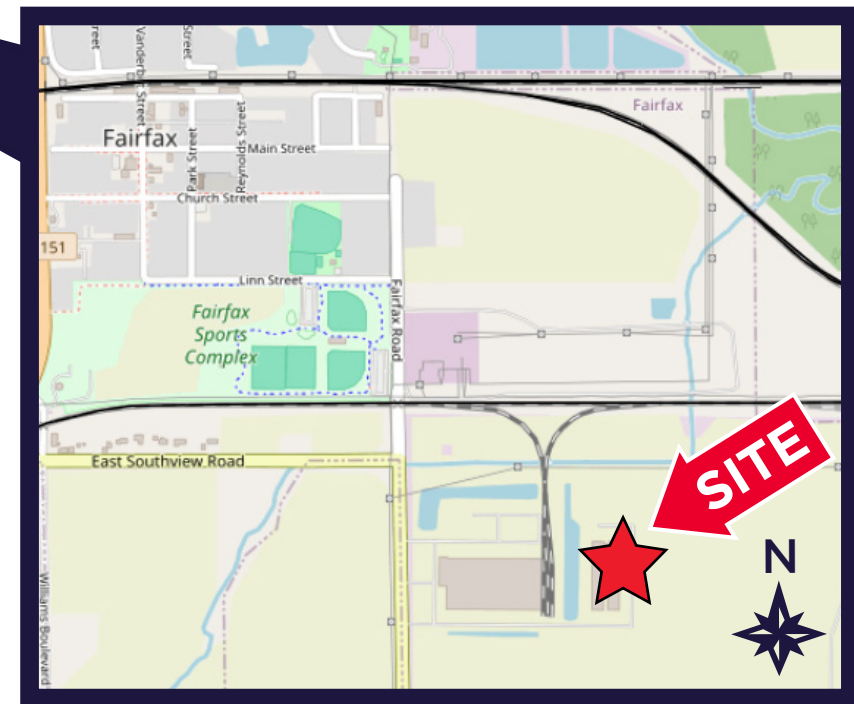
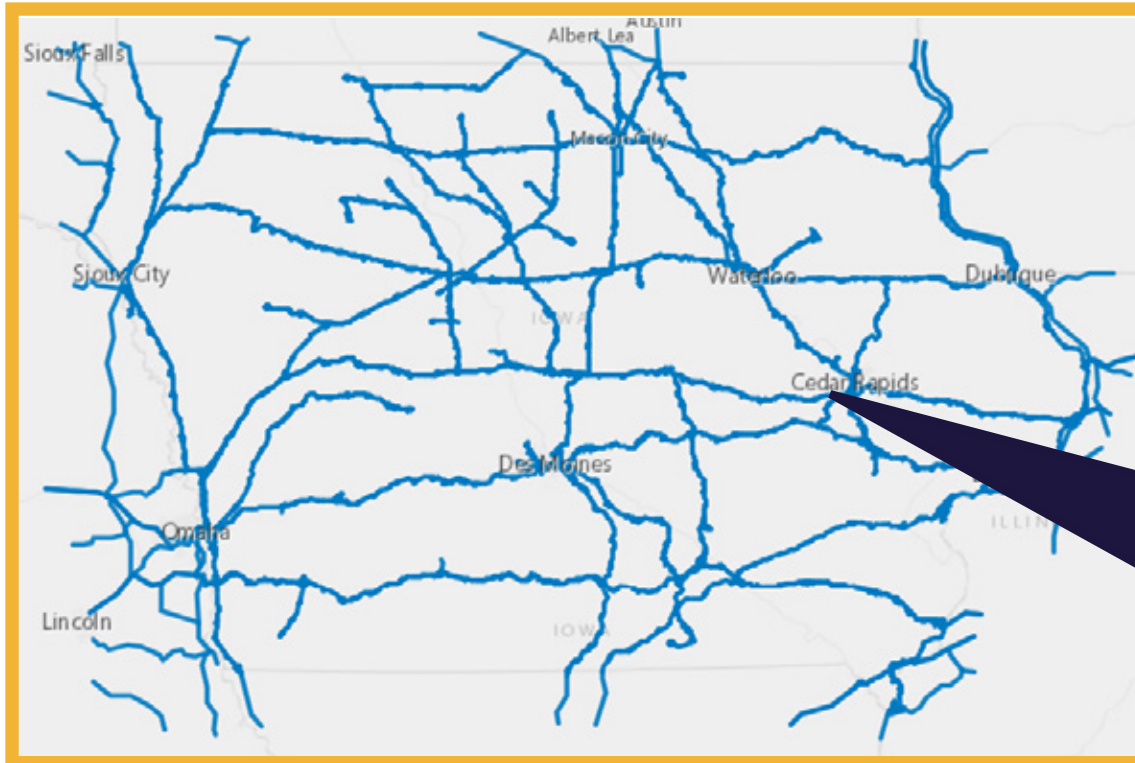
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IOWA RAILROAD MAP



RAILROAD ACCESS: The property at 2420 Lefebure Road benefits from direct proximity to the Cedar Rapids & Iowa City Railway (CRANDIC), operated by Travero. CRANDIC provides regional freight rail service with connections to Union Pacific and Canadian National, offering convenient access to a broader rail network. This rail connectivity provides a valuable transportation advantage for industrial users handling bulk materials, equipment, and other freight.



Iowa Commercial Advisors

ICR IOWA

Fairfax 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

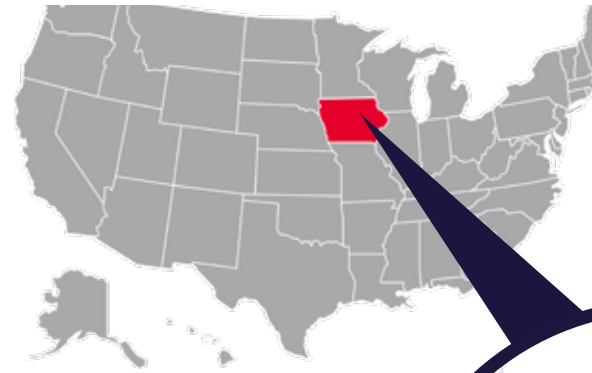
36,816,284
300 MILE POPULATION



**IOWA RANKED #1
OVERALL BEST STATE**



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



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