



WAREHOUSE SPACE

FOR LEASE

1407 ADAIR COURT SW | CEDAR RAPIDS, IA



WSG
CRE

SKOGMAN
COMMERCIAL



PROPERTY OVERVIEW

Property Details	
Address	1407 Adair Court SW, Suite 103 Cedar Rapids, IA 52404
Building Size	12,800 SF
Available for Lease	3,200 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	\$1.95/SF
Lease Rate	\$8.95*/SF NNN

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.



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

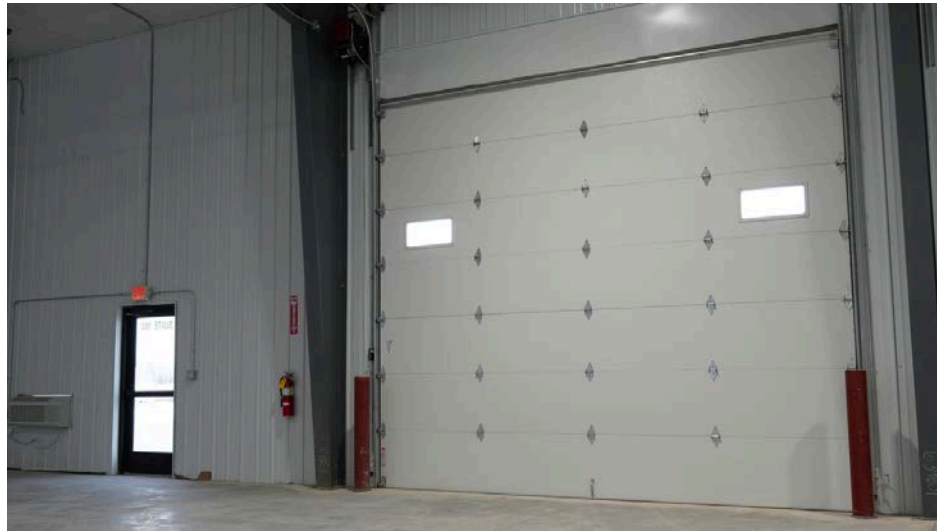


AERIAL MAP



1407 Adair Court SW | Cedar Rapids, IA 52404

PROPERTY PHOTOS

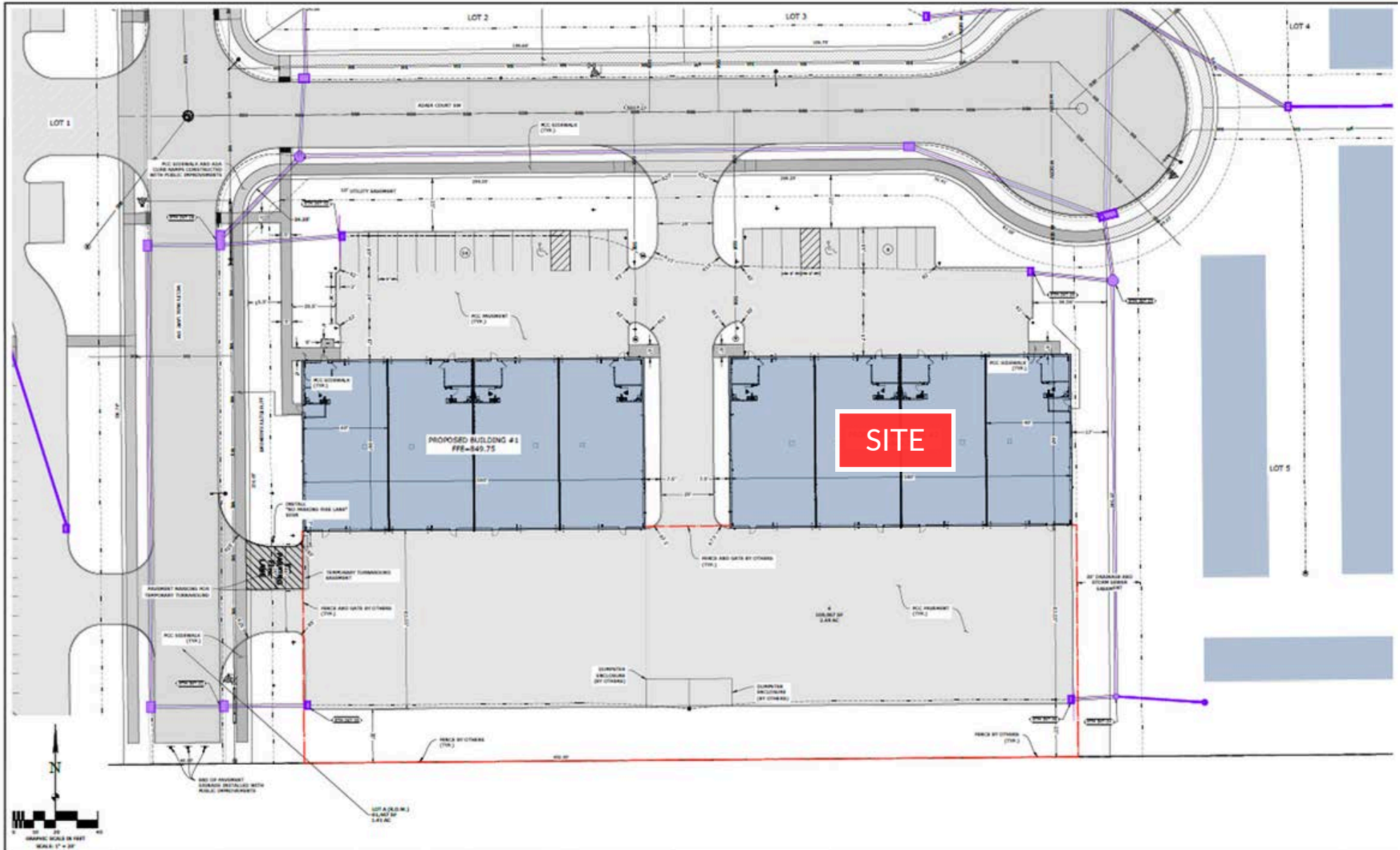


417 1st Avenue SE | Cedar Rapids, IA 52401

wsgcre.com



SITE PLAN



DRAWN BY: SCZ CHECKED BY: SDW APPROVED BY: SDW DATE: 7-13-2024 FIELD BOOK:		REVISION DESCRIPTION APPROVED DATE	CEDAR RAPIDS CITY OF IOWA	HALL & HALL ENGINEERS, INC. 1000 1st Street, Cedar Rapids, Iowa 52402 319.244.4444 FAX 319.244.4444 PROJECT # 2024-04-01 1407 AD AIR COURT SW 1407 AD AIR COURT SW CEDAR RAPIDS, IOWA 52404 PROJECT NO. 2024-04-01	LOT 6 AT IOWA DEVELOPMENT ADDITIONS IN THE CITY OF CEDAR RAPIDS, LINN CO., IOWA	LAYOUT PLAN PROJECT NO. 2024-04-01	SHEET C2.0
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AERIAL MAP





PARCEL MAP





CEDAR RAPIDS OVERVIEW

Cedar Rapids offers a prime location for industrial investment with its strategic position along major transportation corridors, including I-380, rail lines, and the Eastern Iowa Airport. The city features an extensive infrastructure supporting manufacturing and logistics, bolstered by its central Midwest location for efficient distribution. With a business-friendly environment and access to a skilled workforce, Cedar Rapids is well-suited for industrial growth and expansion.



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

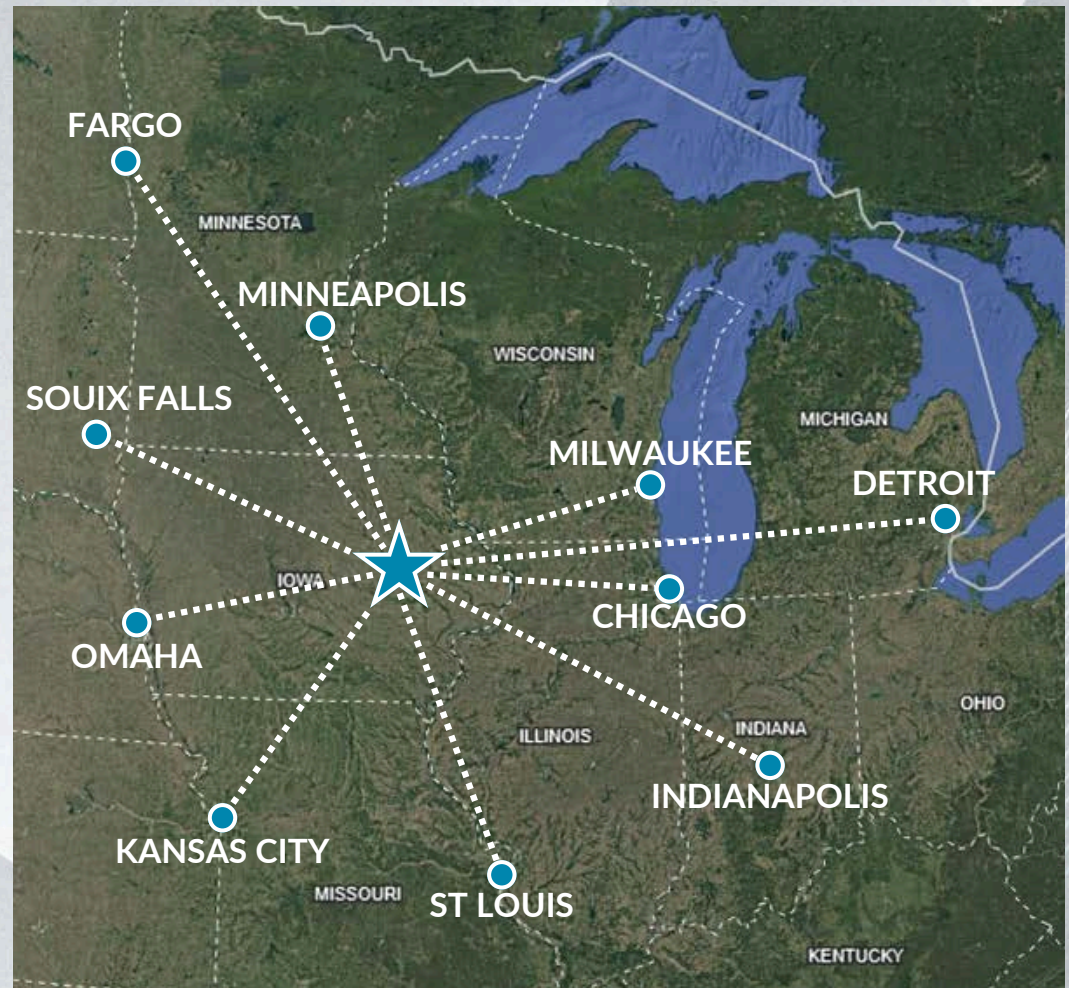
Collins Aerospace	9,400
TransAmerica	3,800
Unity Point Health	2,979
Cedar Rapids Community	2,879
Nordstrom Direct	2,150





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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