

0125

8125 6TH STREET SW
CEDAR RAPIDS, IA 52404

NEW CONSTRUCTION WAREHOUSE

FOR LEASE | 7,500 - 61,000 SF



***PHOTO OF SIMILAR PROPERTY**

PROPERTY OVERVIEW

380 Commerce Park. New construction warehouse/flex building with I-380 frontage. This site is highly visible along I-380 with excellent access to the interstate and to the airport. ESFR sprinkler system, 25' sidewall height, LED lighting, 120v/208v - 3-phase power, and warehouse heat. A minimum of 1 overhead door and 1 dock per unit. Warehouse lease rate is \$9.25/SF NNN and \$14.95/SF for office/showroom. Owner willing to amortize additional tenant required improvements over the term of the lease. 7,500 - 61,000 SF available. Estimated delivery date: March 2027. *Photo of a similar property.* One or more members of the ownership entity is a licensed Realtor in state of Iowa

- New Construction
- Less than 2 miles to I-380, Hwy 30, and the Eastern Iowa Airport
- 15 minutes to I-80 and Coralville

OFFERING SUMMARY

Lease Rate:	\$9.25 SF/yr (NNN)
Operating Expense Estimate:	\$2.75/SF
Building Size:	61,000 SF
Available SF:	7,500 - 61,000 SF
Lot Size:	4.25 Acres
Year Built:	2026
Zoning:	Light Industrial



EXECUTIVE SUMMARY

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ADDITIONAL PHOTOS

8125 6TH STREET SW, CEDAR RAPIDS, IA 52404



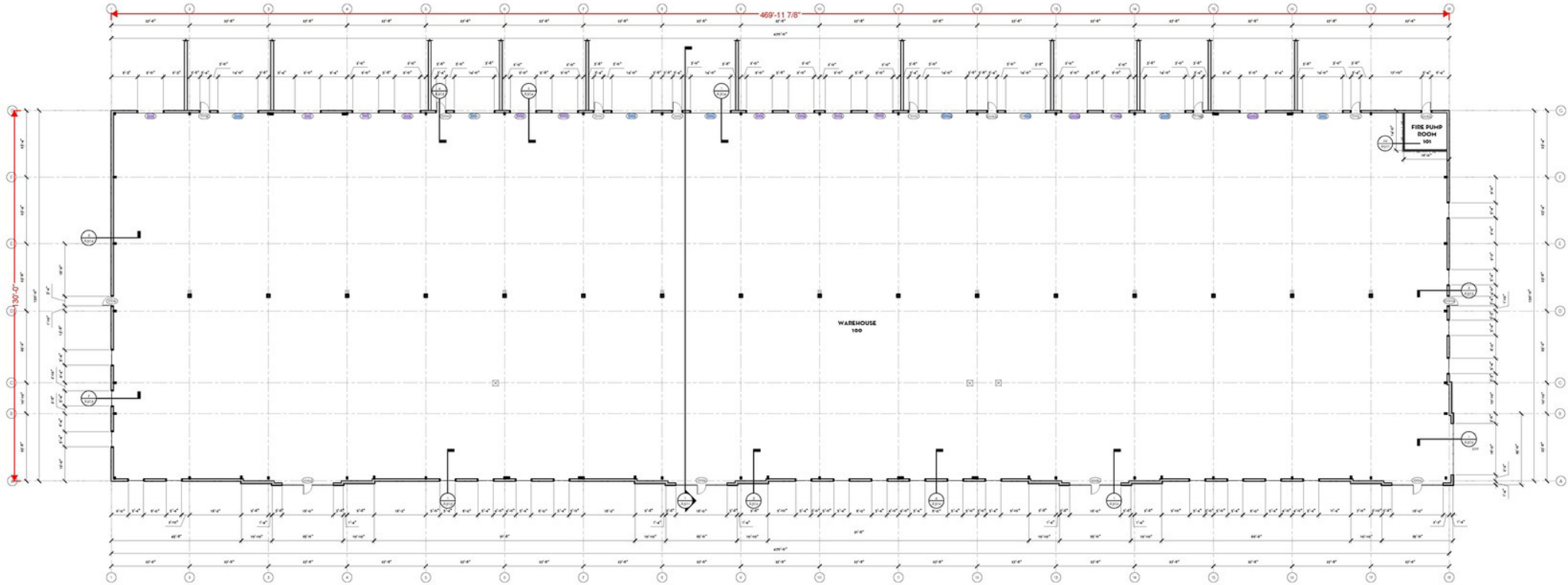
***PHOTO OF SIMILAR PROPERTY**



***PHOTO OF SIMILAR PROPERTY**

FLOOR PLAN

8125 6TH STREET SW, CEDAR RAPIDS, IA 52404



1 MAIN LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"



AERIAL MAP

8125 6TH STREET SW, CEDAR RAPIDS, IA 52404



Google

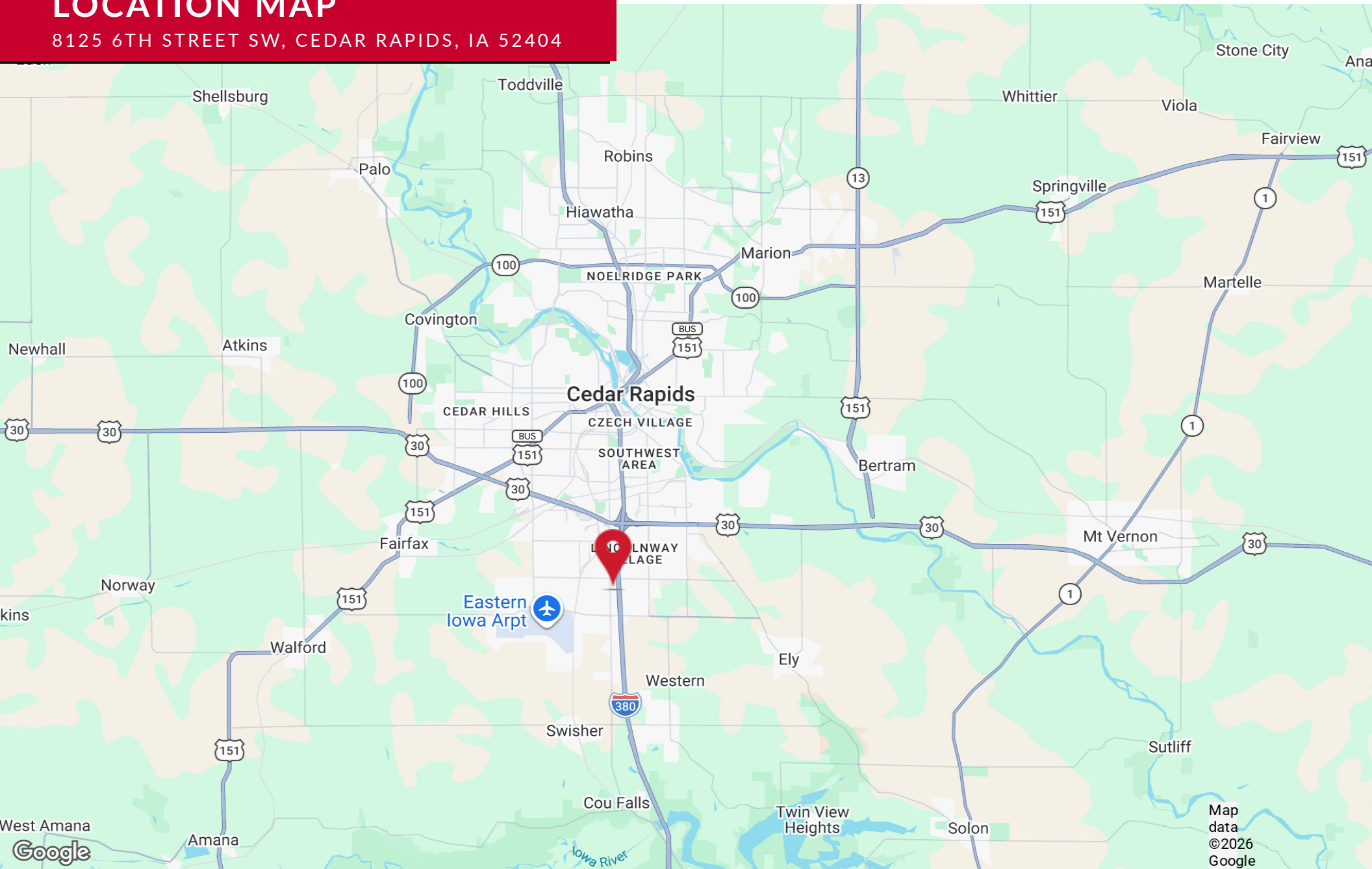
RETAILER MAP

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LOCATION MAP

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Map data ©2026 Google



DATA CENTER PROJECTS - 380 COMM PARK

8125 6TH STREET SW, CEDAR RAPIDS, IA 52404



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO



INDUSTRIAL GROWTH

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INDUSTRIAL GROWTH IN SOUTHWEST CEDAR RAPIDS: GOOGLE AND QTS DATA CENTERS

Southwest Cedar Rapids is experiencing significant industrial growth, driven by the development of two major data centers by Google and QTS Data Centers in the Big Cedar Industrial Center.

These projects represent transformative investments in the region, contributing to its emergence as a hub for technology and innovation.

QTS DATA CENTER

- QTS Data Centers is investing \$750 million to build a data center campus on 612 acres within the Big Cedar Industrial Center. This marks the largest economic development investment in Cedar Rapids' history.
- Construction will occur in phases, with the first phase beginning within three years and subsequent phases potentially extending over 25 years.
- The facility will use innovative water-free cooling systems to minimize environmental impact and create at least 30 high-tech full-time jobs across its initial phases.
- QTS has committed up to \$18 million over 20 years to Cedar Rapids' Community Betterment Fund.

INFRASTRUCTURE AND ECONOMIC IMPACT

- Both data centers are located within the 1,391-acre Big Cedar Industrial Center, established by Alliant Energy in 2016. This site benefits from proximity to major transportation networks, including Interstate 380 and the Eastern Iowa Airport.
- Supporting infrastructure improvements include water main extensions funded jointly by Alliant Energy (\$1.5 million) and city water revenue (\$2.1 million), as well as sewer line expansions and road upgrades.
- The projects are projected to generate \$1 billion in property taxes over 20 years, with \$529 million returned as developer incentives.

GOOGLE DATA CENTER

- Google is developing a \$576 million data center at the Big Cedar Industrial Center, marking one of the largest economic development projects in Cedar Rapids' history.
- The project involves Heaviside LLC, Google's development entity, which recently acquired 414 acres for \$16.573 million. Grading work has commenced at the site.
- The data center is expected to generate hundreds of temporary construction jobs and at least 31 permanent high-quality jobs, with wages starting at \$26.20 per hour and increasing over time.
- The Iowa Economic Development Authority has approved \$56 million in tax incentives over 20 years for the project.

REGIONAL GROWTH

The development of these data centers aligns with broader trends in Cedar Rapids' Southwest Growth Area, which has attracted over \$1 billion in industrial investments since 2017. These include manufacturing facilities like BAE Systems' aerospace electronics plant and Sub-Zero's appliance factory. Together, these initiatives are reshaping the region into a modern economy focused on technology, logistics, and distribution.