

FOR SALE

OFFICE/WAREHOUSE

Value add Available with Land Lease or Sale to Include Cell Phone Tower



1075 Rockford Road SW
Cedar Rapids, IA 52404

\$705,000

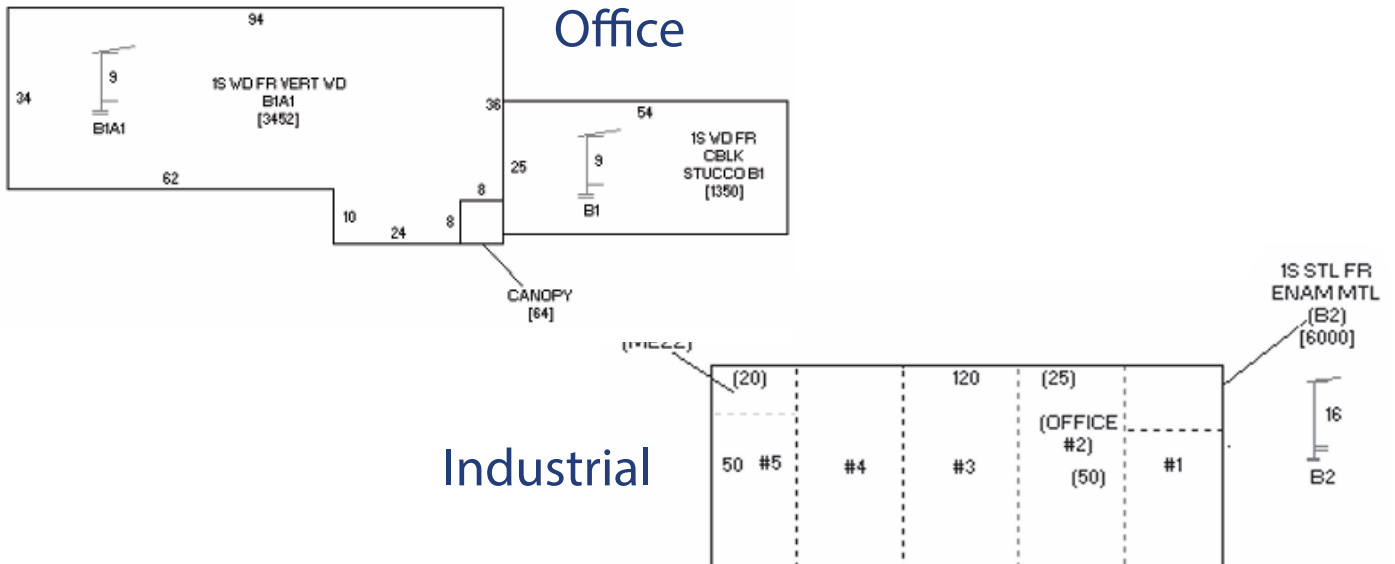
Positioned in the heart of Cedar Rapids' industrial corridor, 1075 Rockford Rd SW offers a prime opportunity for owner-users or investors seeking a versatile commercial property. This facility features a well-balanced mix of office and warehouse/shop space, ideal for contractors, service providers, or light manufacturing operations.

- 4,802 SF Office
- 6,000 SF Industrial
- 14 Offices
- 1 Large Conference Room
- 2 Break Rooms
- Abundance of Parking
- Walk-in Reception Area
- 3 Restrooms
- 5 Each 12' Overhead Doors
- 3 Separate Warehouse Spaces

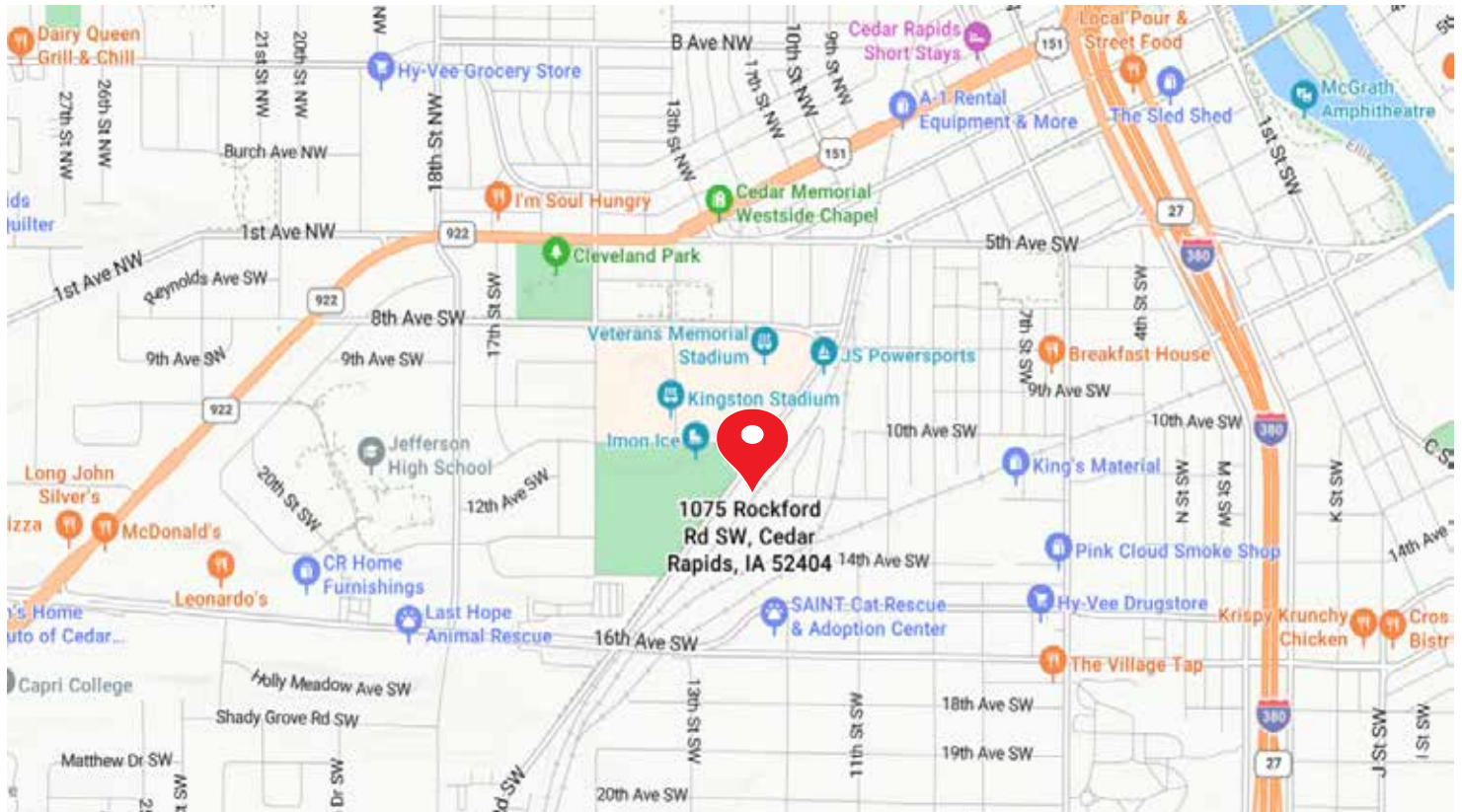
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Josh Masters

515-783-4174

jmasters@toggle-space.com

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