

WAREHOUSE FOR SUBLEASE

3110 Prairie Valley Ct SW

Available SF: 99,000 SF

3110 PRAIRIE VALLEY CT SW
CEDAR RAPIDS, IA 52404



ADAM GIBBS, SIOR

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DAVE DROWN, SIOR, CCIM

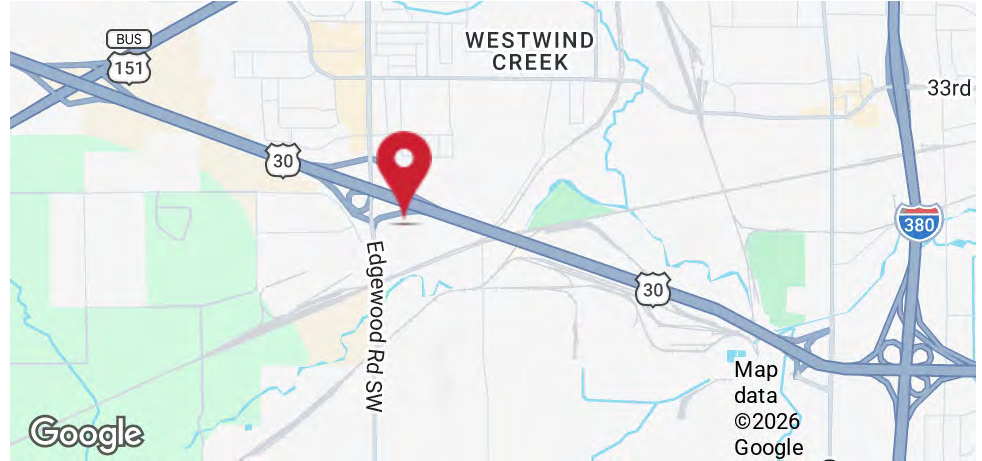
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ddrown@gldcommercial.com

427 1ST STREET SE, SUITE 200, CEDAR RAPIDS, IA 52401 | 319.731.3400 | GLDCOMMERCIAL.COM



EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$7.50 SF/yr (NNN)
Operating Expense Estimate:	\$3.14/SF
Net Real Estate Taxes:	\$199,650.00
Building Size:	99,000 SF
Available SF:	99,000 SF
Lot Size:	10.95 Acres
Year Built:	2000
Trailer Parking	55 spaces
Zoning:	General Industrial

LOCATION OVERVIEW

Excellent location at the Highway 30/Edgewood Rd SW interchange and only 2.5 miles from I-380.

PROPERTY OVERVIEW

Cedar Rapids warehouse for sublease in excellent SW location. 99,000 SF available with (1) overhead door, (23) docks, 8,000 SF of office space and 42 automobile parking spaces. In addition, the adjacent parking lot accommodates 55 trailers. ESFR sprinkler system, 24' clear height, 800 AMP 480 V 3phase electrical. Available Q4 2026. Total pass through estimates: Real estate taxes: \$2.04/SF; Insurance: \$0.21/SF; CAM: \$0.89/SF. Current lease expiration is October 31, 2028.

PROPERTY HIGHLIGHTS

- 99,000 SF warehouse for lease
- (1) OHD; 23 docks
- 8,000 SF office
- 24' clear height
- 30' x 50' column spacing

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All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.

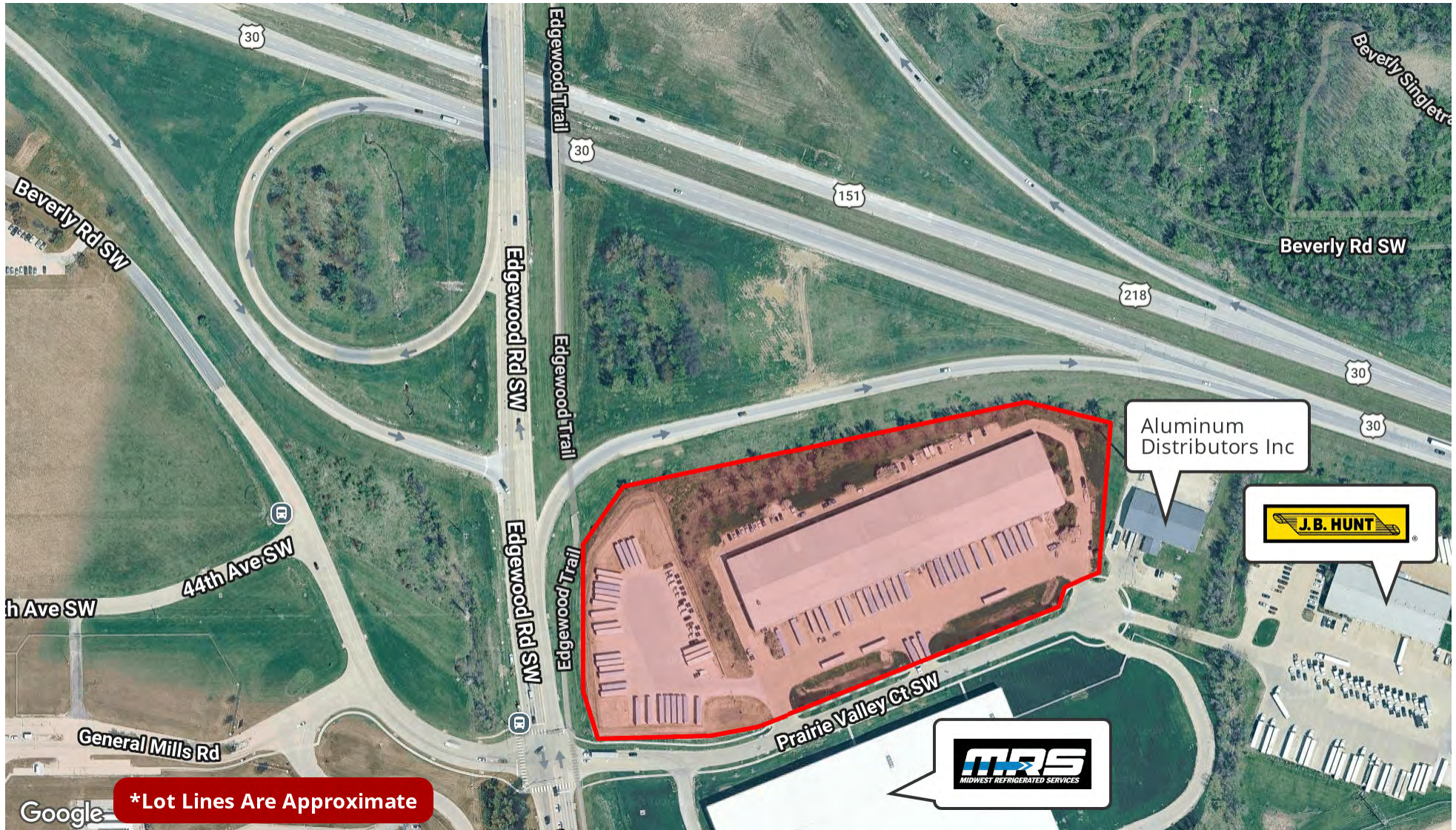
ADDITIONAL PHOTOS



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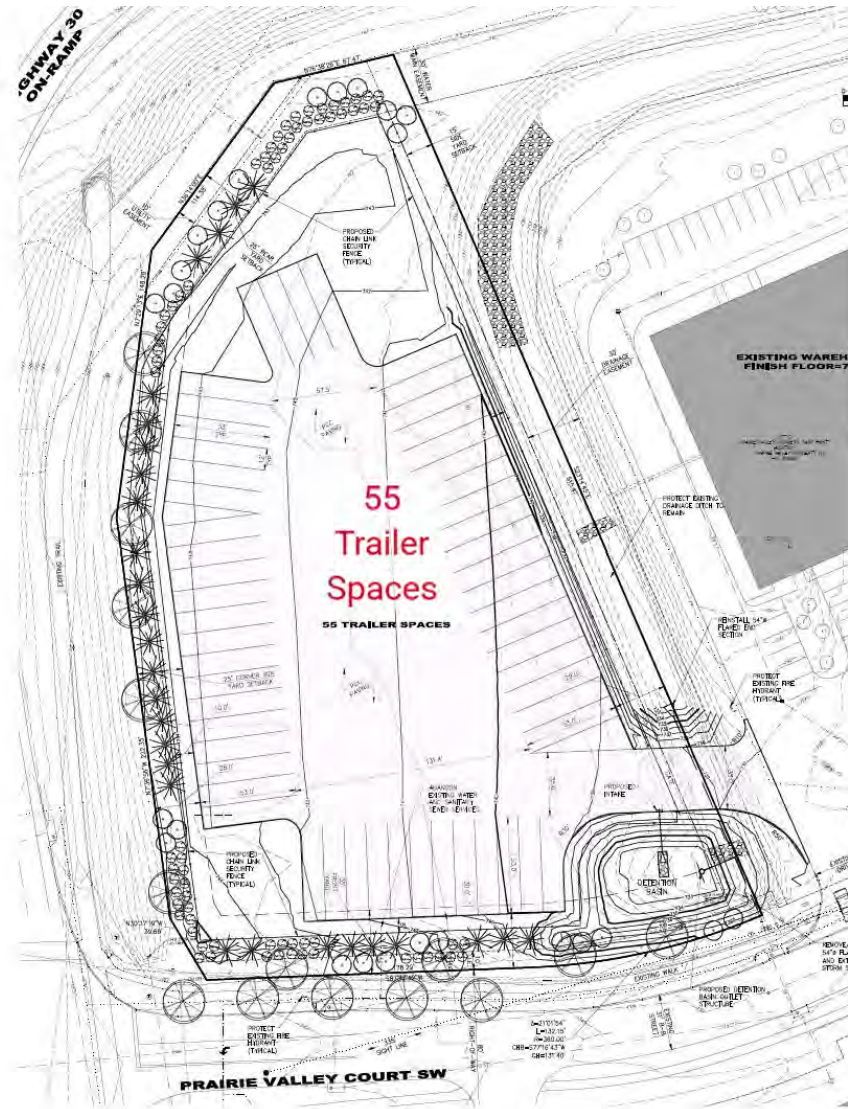
AERIAL MAP



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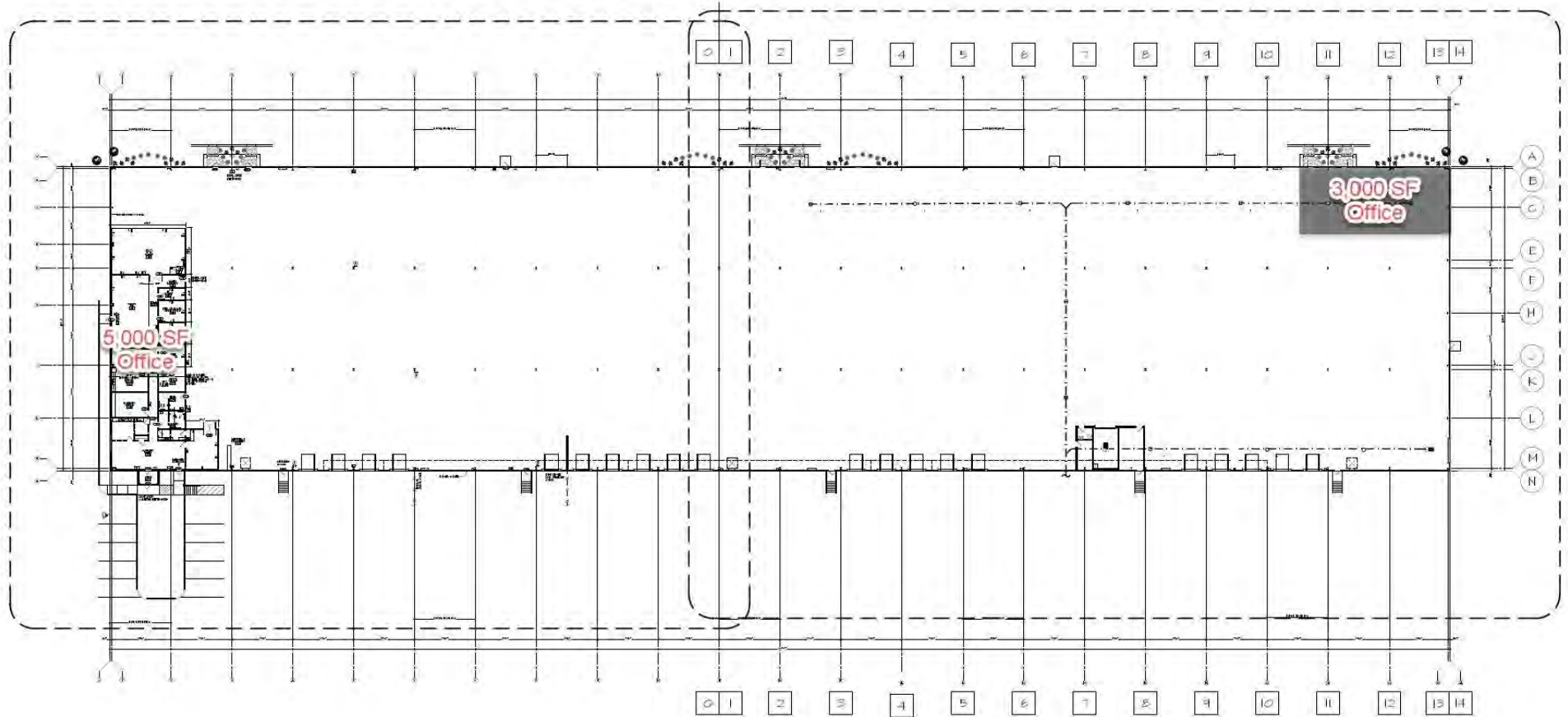
SITE PLAN - ADJACENT PARKING LOT



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FLOOR PLAN



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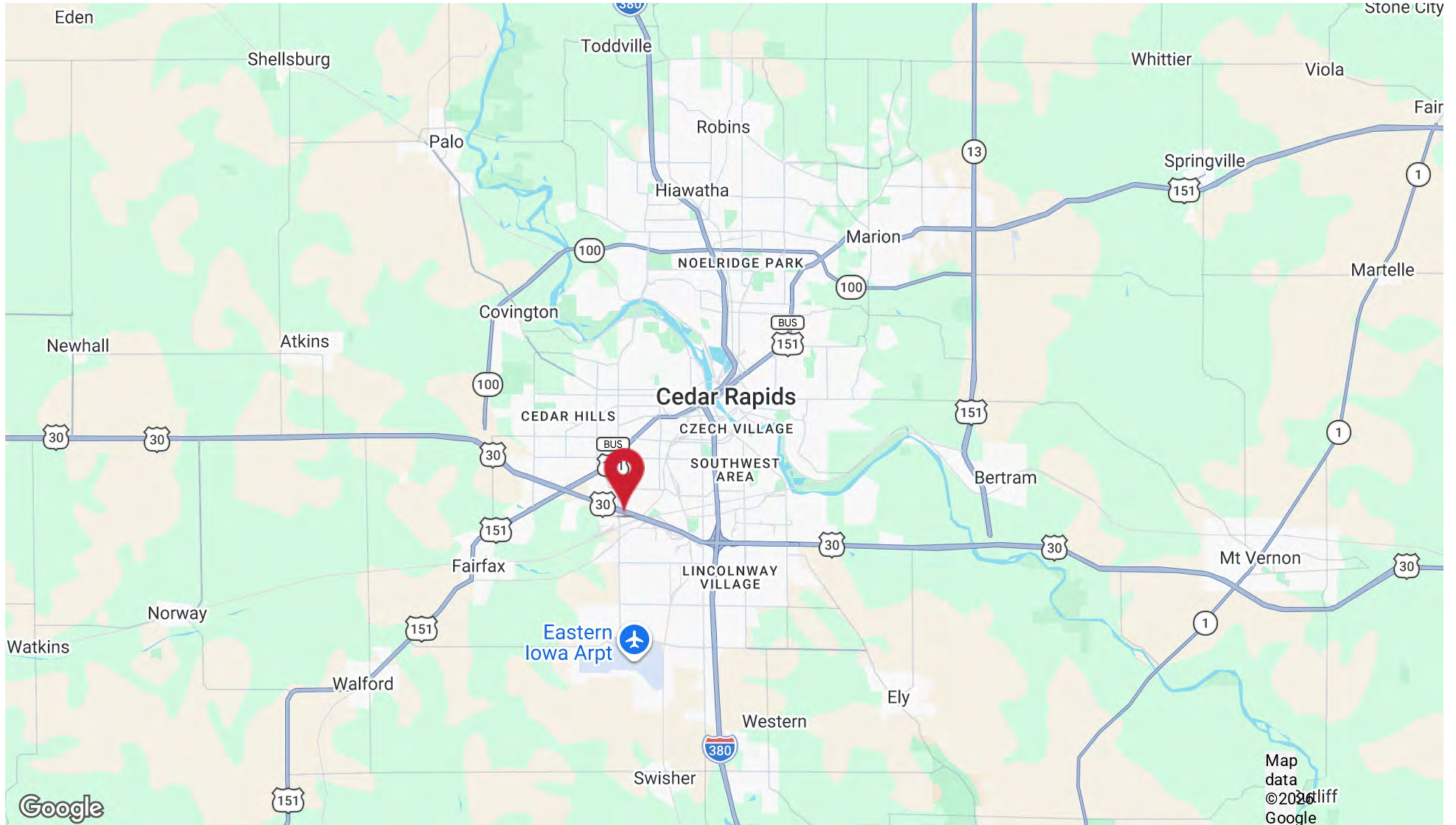
RETAILER MAP



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LOCATION MAP



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