INDUSTRIAL LAND AVAILABLE

76TH AVE INDUSTRIAL PARK | CEDAR RAPIDS, IA 52404



RYAN FITZPATRICK
Senior Vice President
+1 319 431 1898
rfitzpatrick@iowaca.com

PARKER RIDGE
Associate
+1 641 226 9983
pridge@iowaca.com

CHLOE MARZEN
Business Analyst

OLIVIA CHRISTIANSON
Marketing Specialist

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HIGHLIGHTS

7.73 ACRES AVAILABLE

FOR SALE: LOT 3 | 7.73 AC | $2.95/SF

- Commercial lot located in a thriving industrial area
- Existing on-site water detention found on the north side of the lot
- Conveniently located near Interstate 380 and Highway 30
- 5 minutes out from the Eastern Iowa Airport
- Home of Thompson Truck & Trailer, Old Dominion Freight Line, MidAmerican Energy, Brown NationaLease, and Martin Equipment
- Within 20 minutes of Iowa City
- Seller would consider a build-to-suit for a qualified tenant

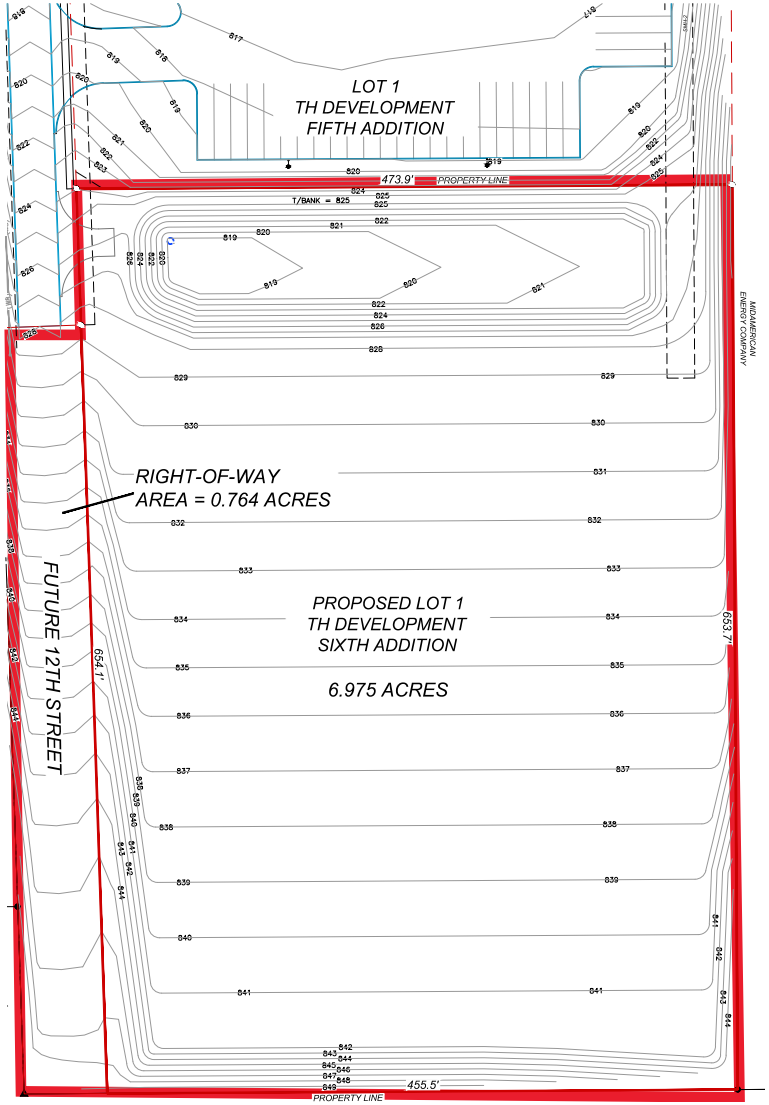


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GRADING PLAN

7.73 ACRES AVAILABLE



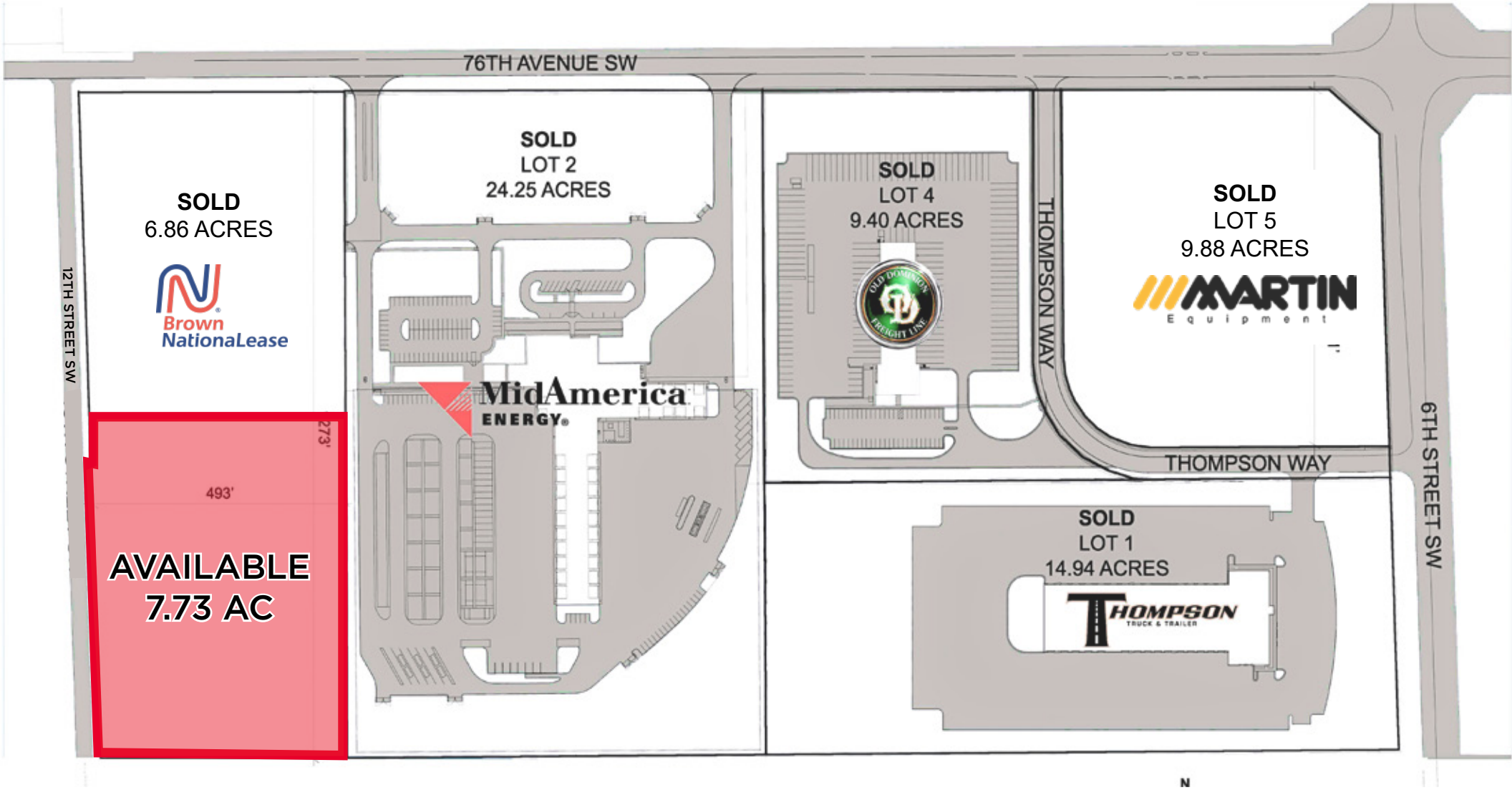
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SITE PLAN

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DRONE PHOTO

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A DRIVING WORKFORCE

RETAIL | INDUSTRIAL AERIAL



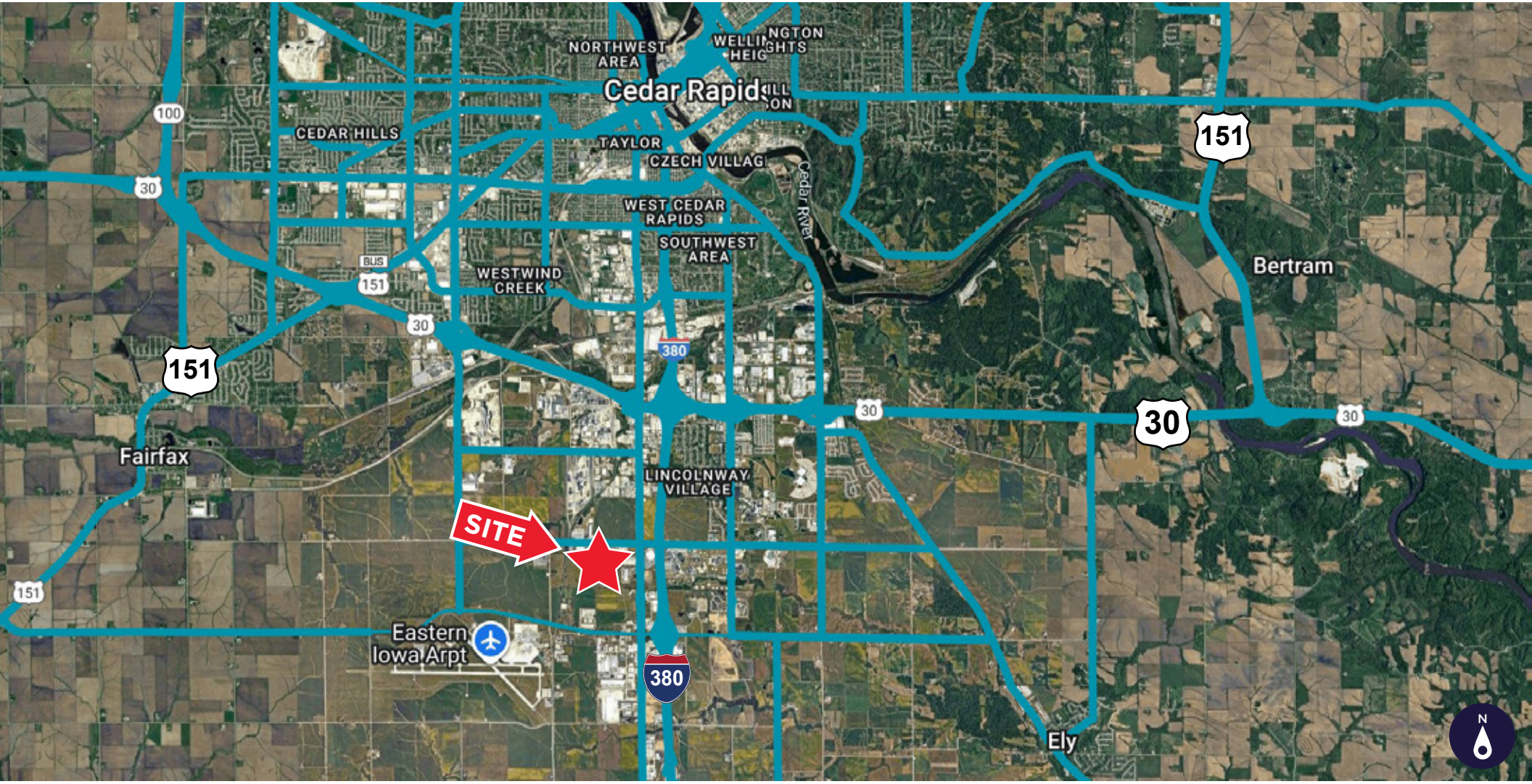
DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
Population	10,025	44,657	169,069
AVG. HH Income	$65,451	$72,397	$82,150
Total Employees	17,204	38,948	103,173
Daytime Population	20,120	52,749	156,516

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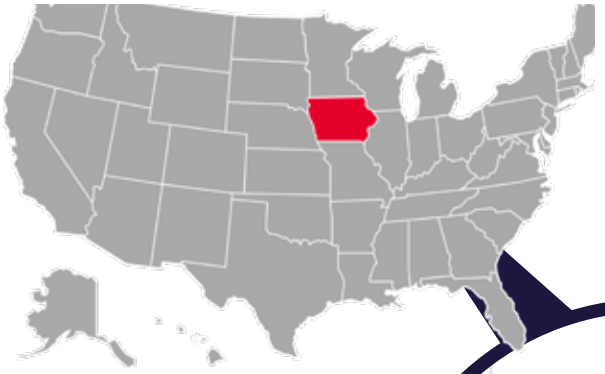
A GROWING CORRIDOR

CEDAR RAPIDS AERIAL



ICR IOWA

Cedar Rapids 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.



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7 COUNTIES

- Benton County
- Cedar County
- Iowa County
- Johnson County
- Jones County
- Linn County
- Washington County

729,401
WORKFORCE POPULATION

95%
EDUCATIONAL ATTAINMENT

8.9%
EMPLOYMENT GROWTH RATE

487,106
POPULATION

$1,227,628,806
ANNUAL GOODS EXPORT

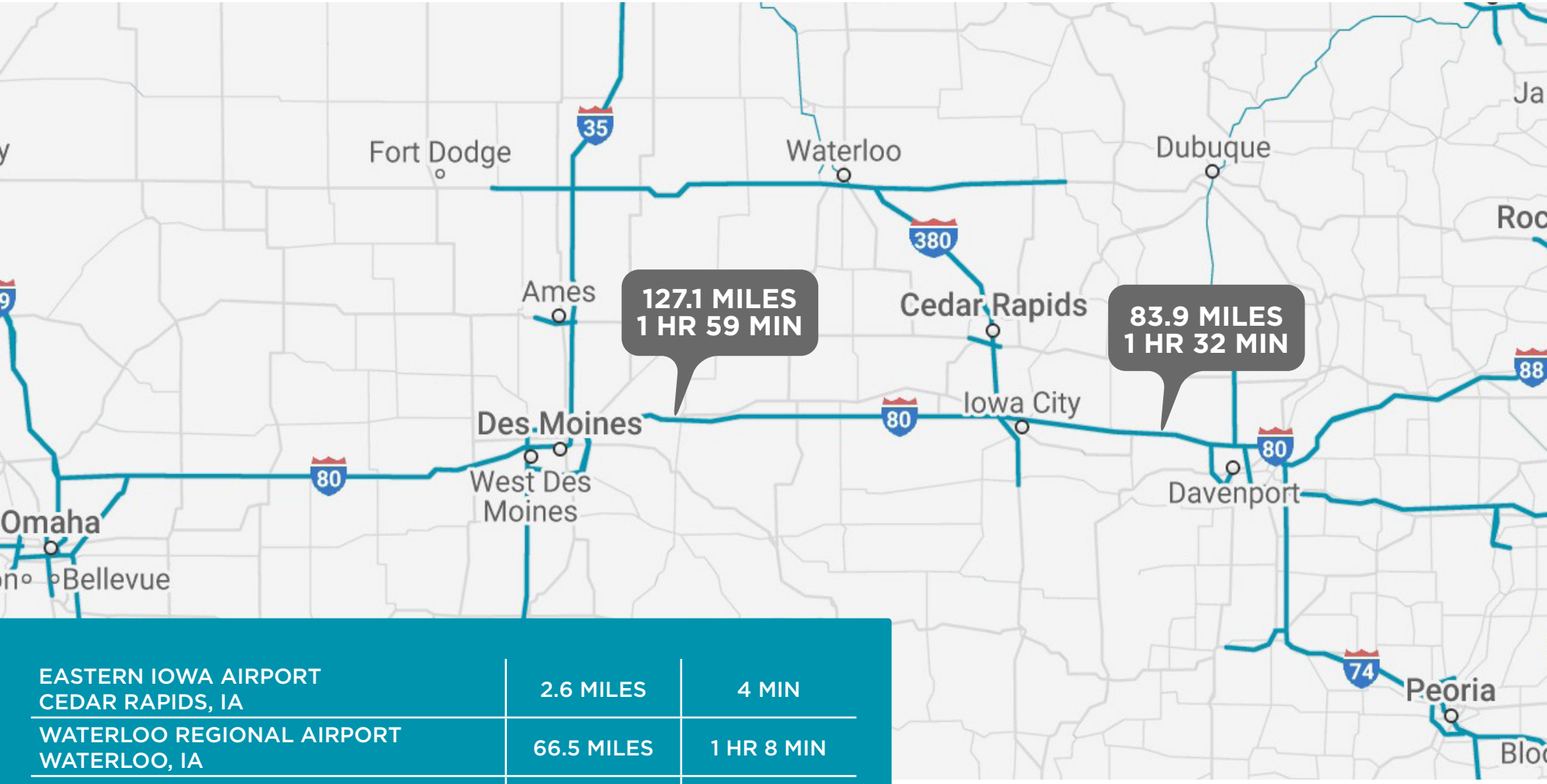
36,816,284
300 MILE POPULATION

IOWA RANKED #1 OVERALL BEST STATE

RANKED #2 BEST COST OF DOING BUSINESS

A CENTRAL LOCATION

EASTERN IOWA AIRPORTS



EASTERN IOWA AIRPORT CEDAR RAPIDS, IA	2.6 MILES	4 MIN
WATERLOO REGIONAL AIRPORT WATERLOO, IA	66.5 MILES	1 HR 8 MIN
QUAD CITIES INTERNATIONAL AIRPORT MOLINE, IL	83.9 MILES	1 HR 15 MIN
DES MOINES INTERNATIONAL AIRPORT DES MOINES, IA	127.1 MILES	1 HR 57 MIN

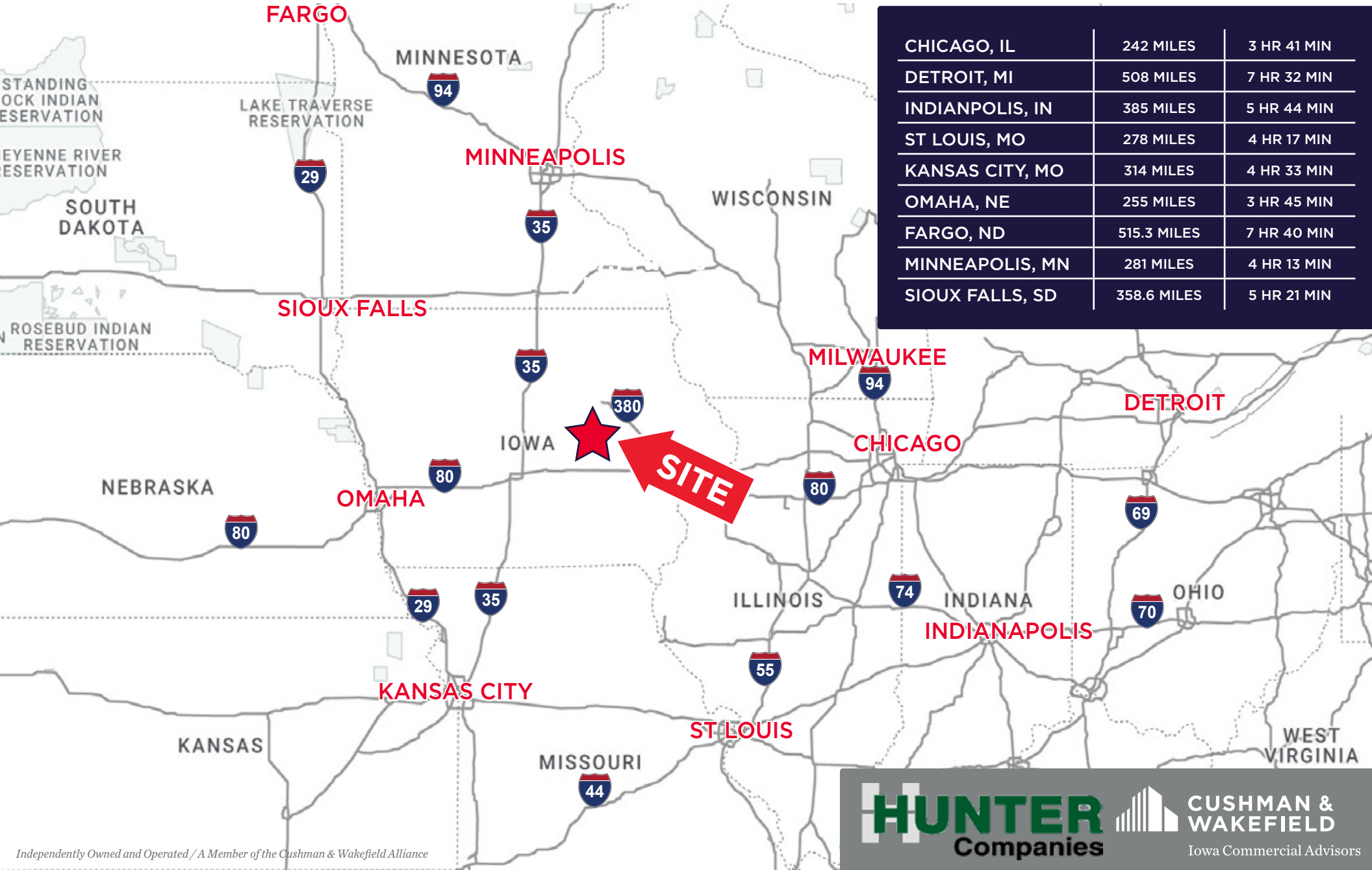
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A CENTRAL LOCATION

MIDWEST INTERSTATE MAP



CHICAGO, IL	242 MILES	3 HR 41 MIN
DETROIT, MI	508 MILES	7 HR 32 MIN
INDIANPOLIS, IN	385 MILES	5 HR 44 MIN
ST LOUIS, MO	278 MILES	4 HR 17 MIN
KANSAS CITY, MO	314 MILES	4 HR 33 MIN
OMAHA, NE	255 MILES	3 HR 45 MIN
FARGO, ND	515.3 MILES	7 HR 40 MIN
MINNEAPOLIS, MN	281 MILES	4 HR 13 MIN
SIOUX FALLS, SD	358.6 MILES	5 HR 21 MIN

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