

# WAREHOUSE & OFFICE SPACE FOR SALE & LEASE

16,375 SF AVAILABLE

2710 & 2702 6<sup>TH</sup> ST SW  
CEDAR RAPIDS, IA 52404



## PROPERTY HIGHLIGHTS

- PURCHASE PRICE: \$1,550,000.00
- OFFICE LEASE RATE: \$8.25 PSF NNN
- WAREHOUSE LEASE RATE: \$6.40 PSF NNN
- APPROXIMATELY 4,038 SF OF OFFICE/SHOWROOM & 12,337 SF OF WAREHOUSE SPACE
- OVER 0.5 AC OF FENCED OUTDOOR STORAGE

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## SITE AERIAL



2710 & 2702 6<sup>th</sup> St SW

### PURCHASE PRICE

**\$1,550,000.00**

### SITE HIGHLIGHTS

- ±4,038 SF of Office/Showroom Space
- 9,377 - 12,337 SF of warehouse space
- Additional square footage in Basement
- Eight (8) 16'x16' OHDs, one (1) 12'x12' OHD
- Over 0.5 Ac of fenced outdoor storage
- Ample off-street parking
- Inquire with Listing Broker regarding existing lease details for 2702 6<sup>th</sup> St SW (1,107 SF)
- Inquire with Listing Broker regarding additional suite sizes and availability for 2710 6<sup>th</sup> St SW

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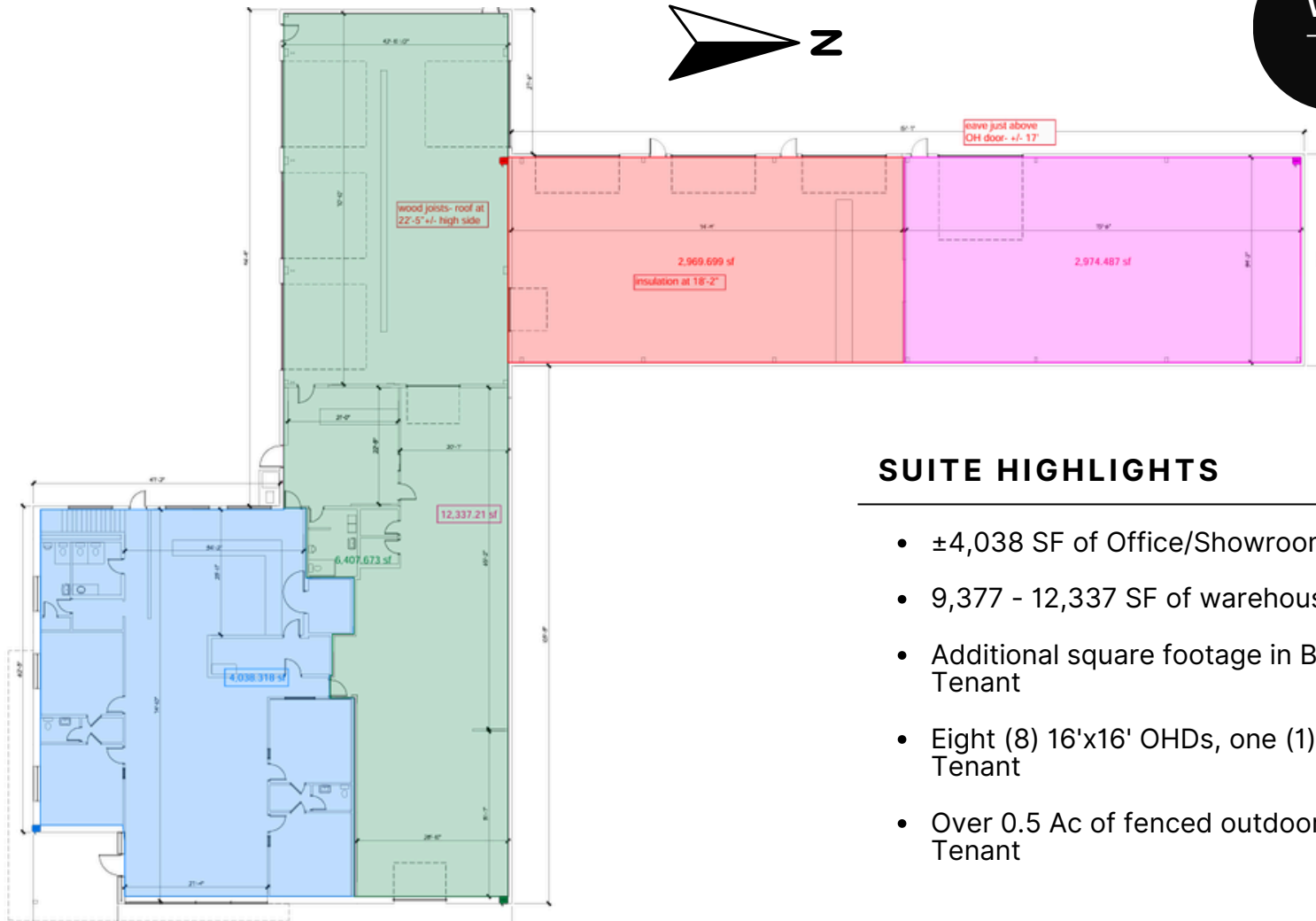
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## 2710 6TH ST SW FLOORPLAN



### WAREHOUSE LEASE RATE

**\$6.40 PSF NNN**

### OFFICE LEASE RATE

**\$8.25 PSF NNN**

### SUITE HIGHLIGHTS

- ±4,038 SF of Office/Showroom Space (Blue)
- 9,377 - 12,337 SF of warehouse space (Green, Red, Pink)
- Additional square footage in Basement available for Office Tenant
- Eight (8) 16'x16' OHDs, one (1) 12'x12' OHD for Warehouse Tenant
- Over 0.5 Ac of fenced outdoor storage available for Warehouse Tenant

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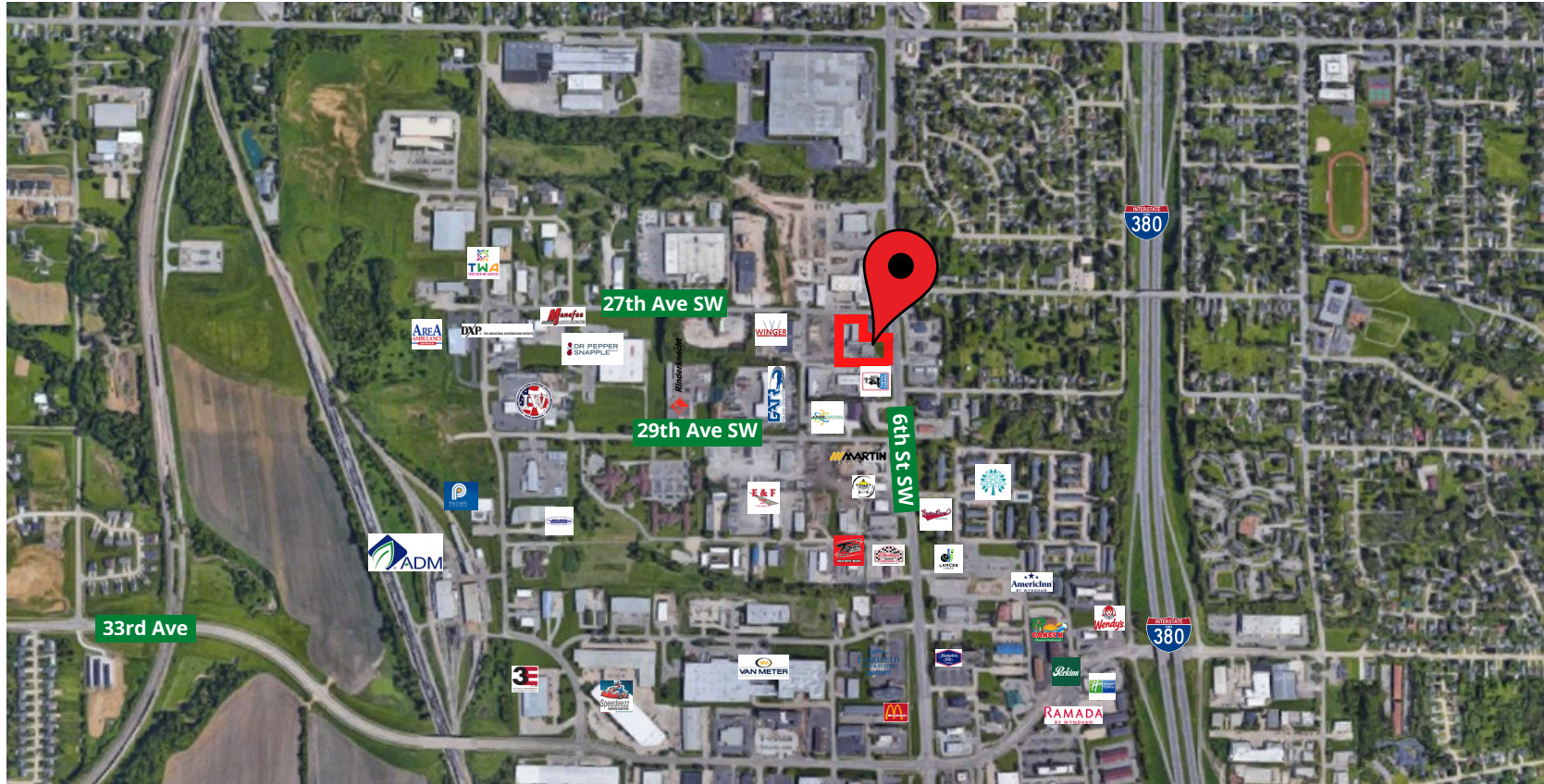
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## LOCATION MAP



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