

2020

**LEFEBURE RD
FAIRFAX, IA 52228**

FOR LEASE



20,000 - 125,000 SF AVAILABLE

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 **CUSHMAN &
WAKEFIELD**
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SPACE AVAILABLE

2020 Lefebure Road in Fairfax, Iowa, offers a strategic location for industrial users with convenient access to major transportation routes throughout the Cedar Rapids metro area. The property is located near Hwy 151, Hwy 30, and I-380, providing efficient connections for employees, deliveries, and freight traffic. The available space is within Travero's logistics park, offering full-service logistics solutions including truckload, rail shipping, transloading, and short and long-term warehousing. The Eastern Iowa Airport is just minutes away, providing additional convenience for business travel and logistics. This connected location is well suited for a variety of industrial, warehouse, distribution, and service-oriented uses.

FOR LEASE

TOTAL BUILDING SF	259,000 SF
TOTAL OFFICE SF	11,514 SF
AVAILABLE SF	20,000 - 125,000 SF
PRICE:	\$7.95/SF NNN
EST. OPEX	\$3.17/SF
POSSESSION	IMMEDIATE
LOT SIZE	38.18 AC
ADDITIONAL LAND AVAILABLE	31 AC

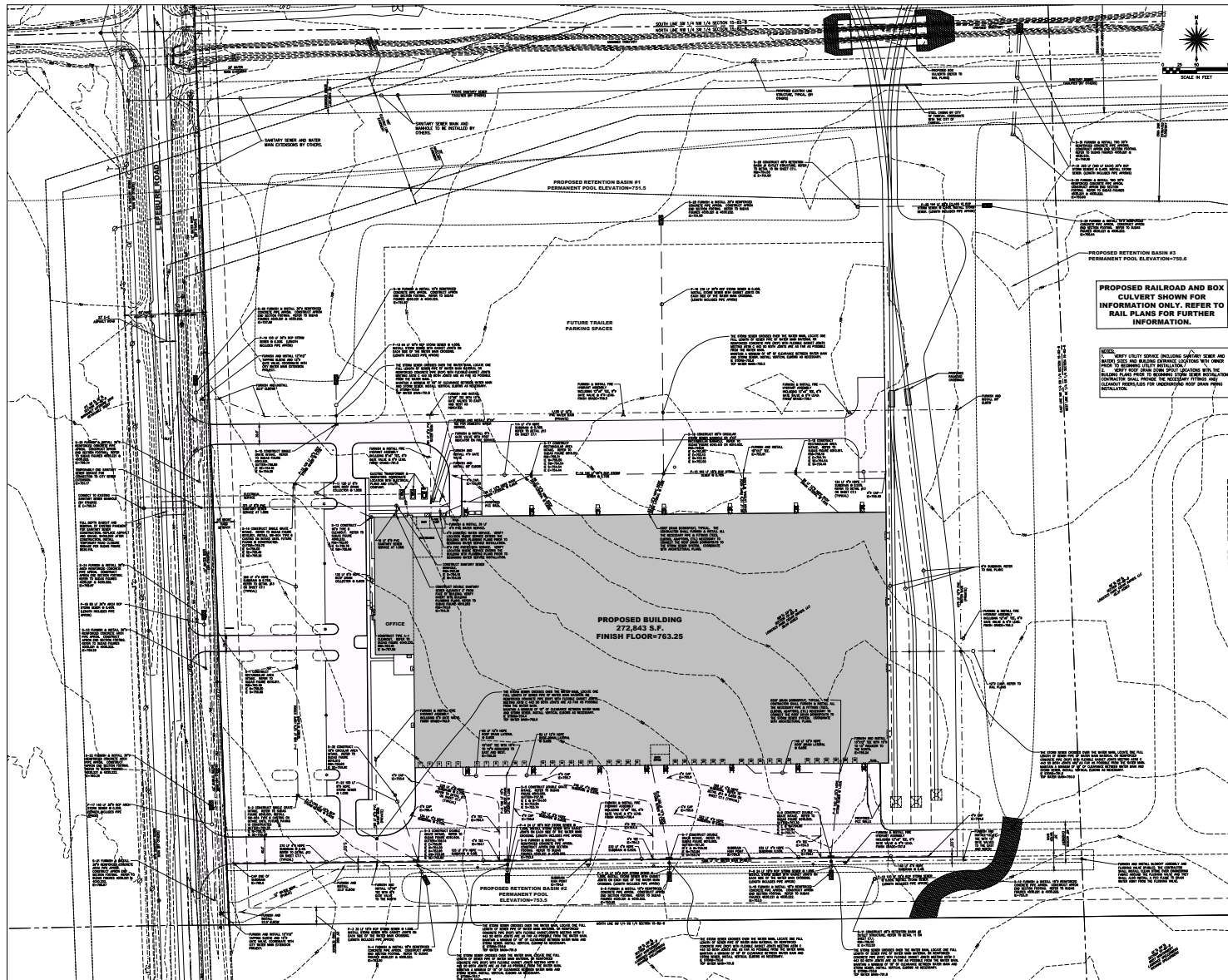
***ADDITIONAL SF MAY BE AVAILABLE - CONTACT AGENT**



FEATURES

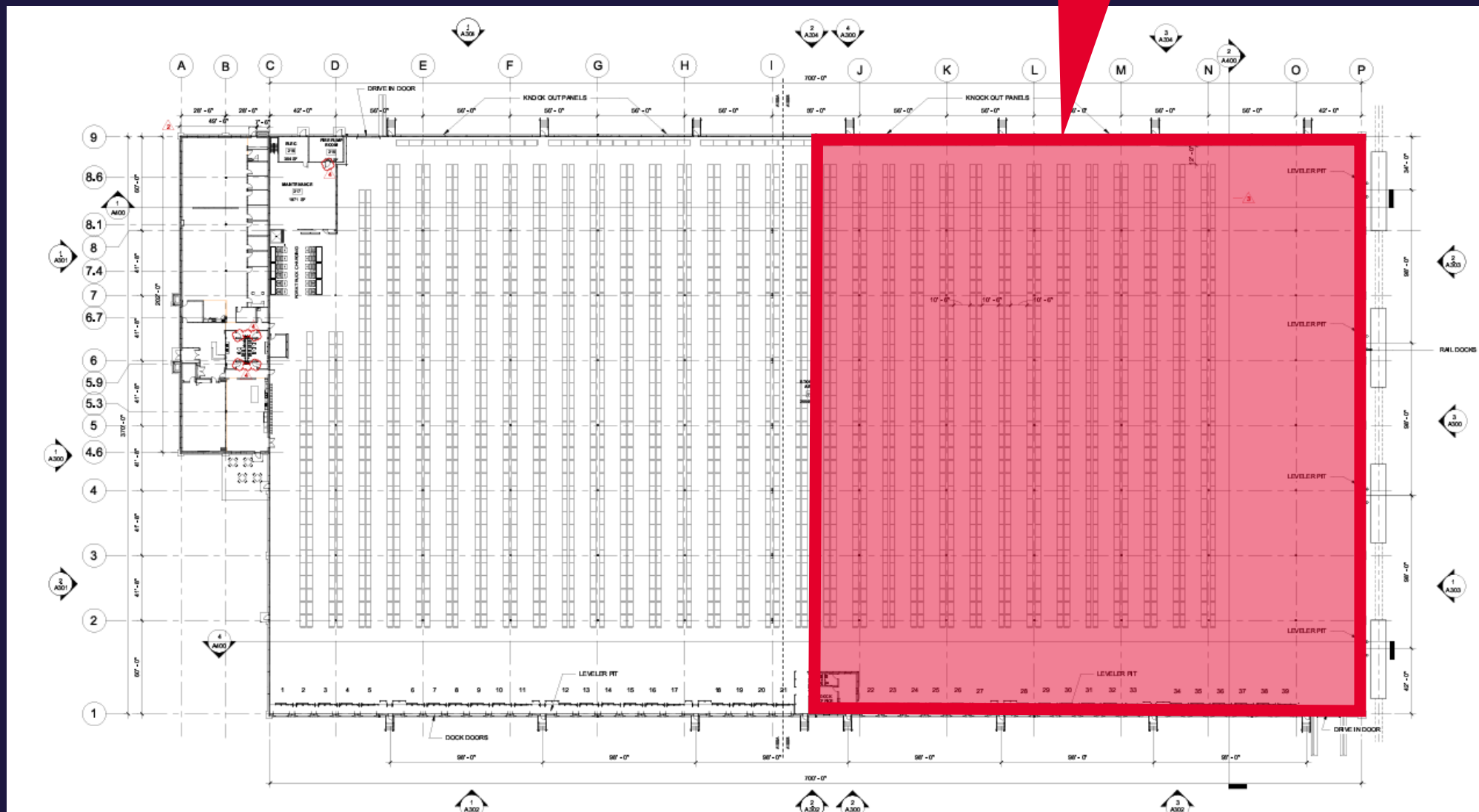
- 39 TRUCK & 4 RAIL DOCK DOORS
- 2 OVERHEAD DOORS
- 32' CLEAR HEIGHT
- 50' X 50' COLUMN WIDTH X DEPTH
- 2 BUILT-OUT RESTROOMS
- BUILT IN 2020
- ESFR SPRINKLER SYSTEM
- 480V 3P POWER
- RAILWAY ACCESS
- SEMI SCALE
- FLOOR SPACE AND PALLET RACKING AVAILABLE
- OFFICE SPACE NEGOTIABLE
- EV CHARGING STATION
- SURFACE PARKING LOT
- CLOSE PROXIMITY TO HWY 151, HWY 30, I-380, & THE EASTERN IOWA AIRPORT

SITE PLAN



FLOOR PLAN

125,000 SF AVAILABLE



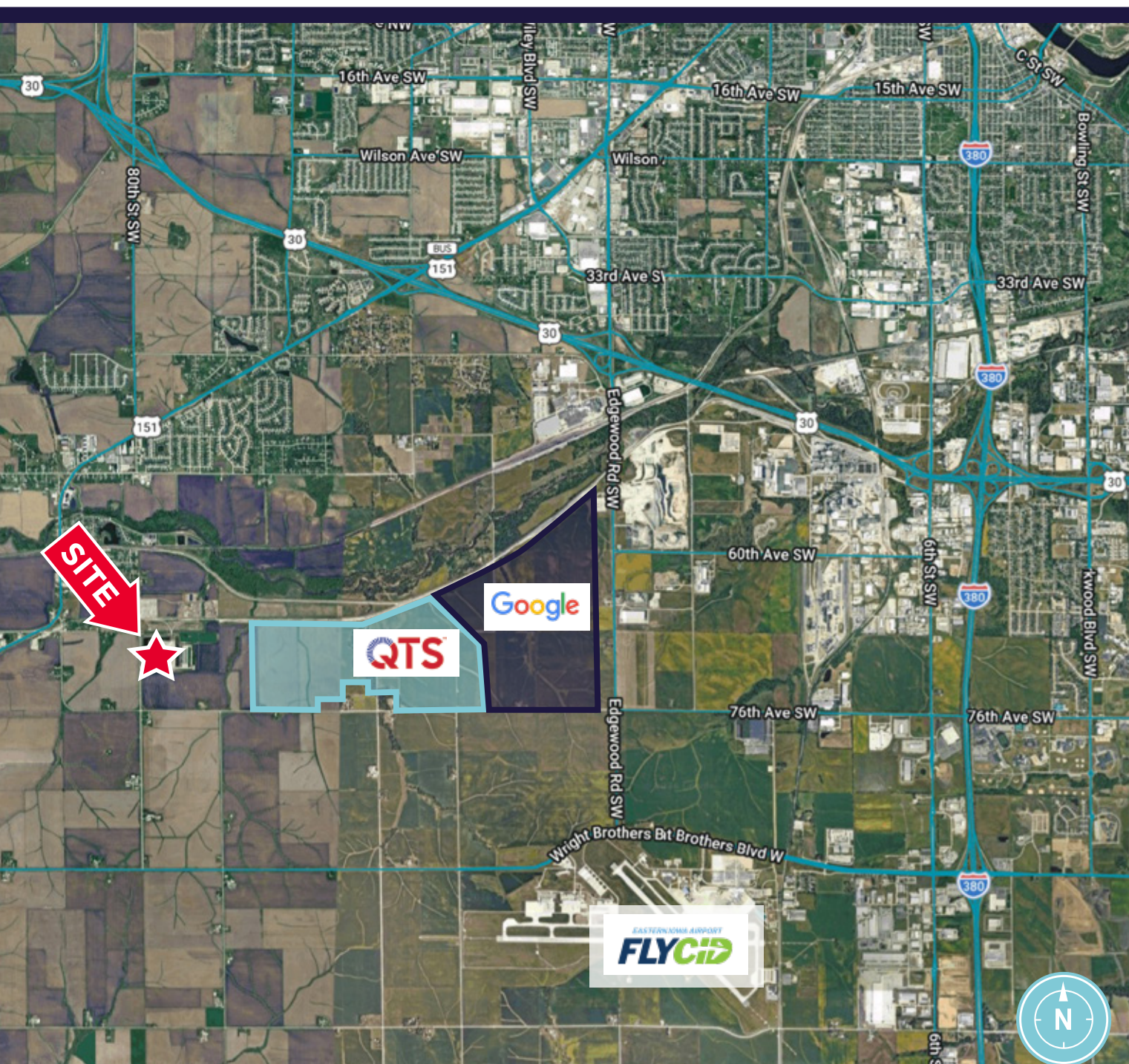
*ADDITIONAL SF MAY BE AVAILABLE - CONTACT AGENT

EXTERIOR PHOTOS



INTERIOR PHOTOS





LOCATION

MAJOR ROADWAYS

HWY 151

HWY 30

I-380

25 MIN TO I-80

PROXIMITY TO

AIRPORT

EASTERN IOWA AIRPORT

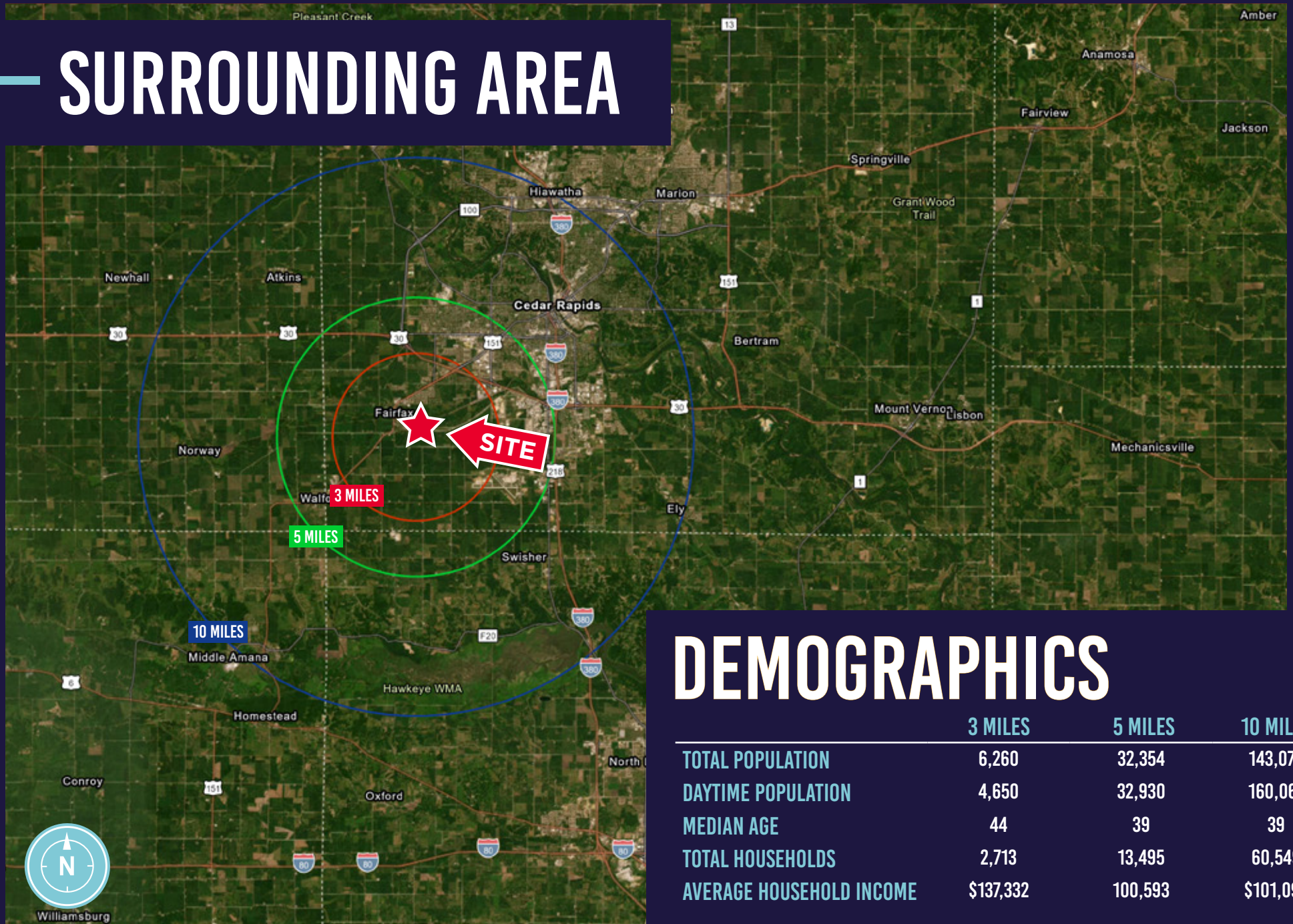
FLYciD

DATA CENTERS

Google

QTS

SURROUNDING AREA



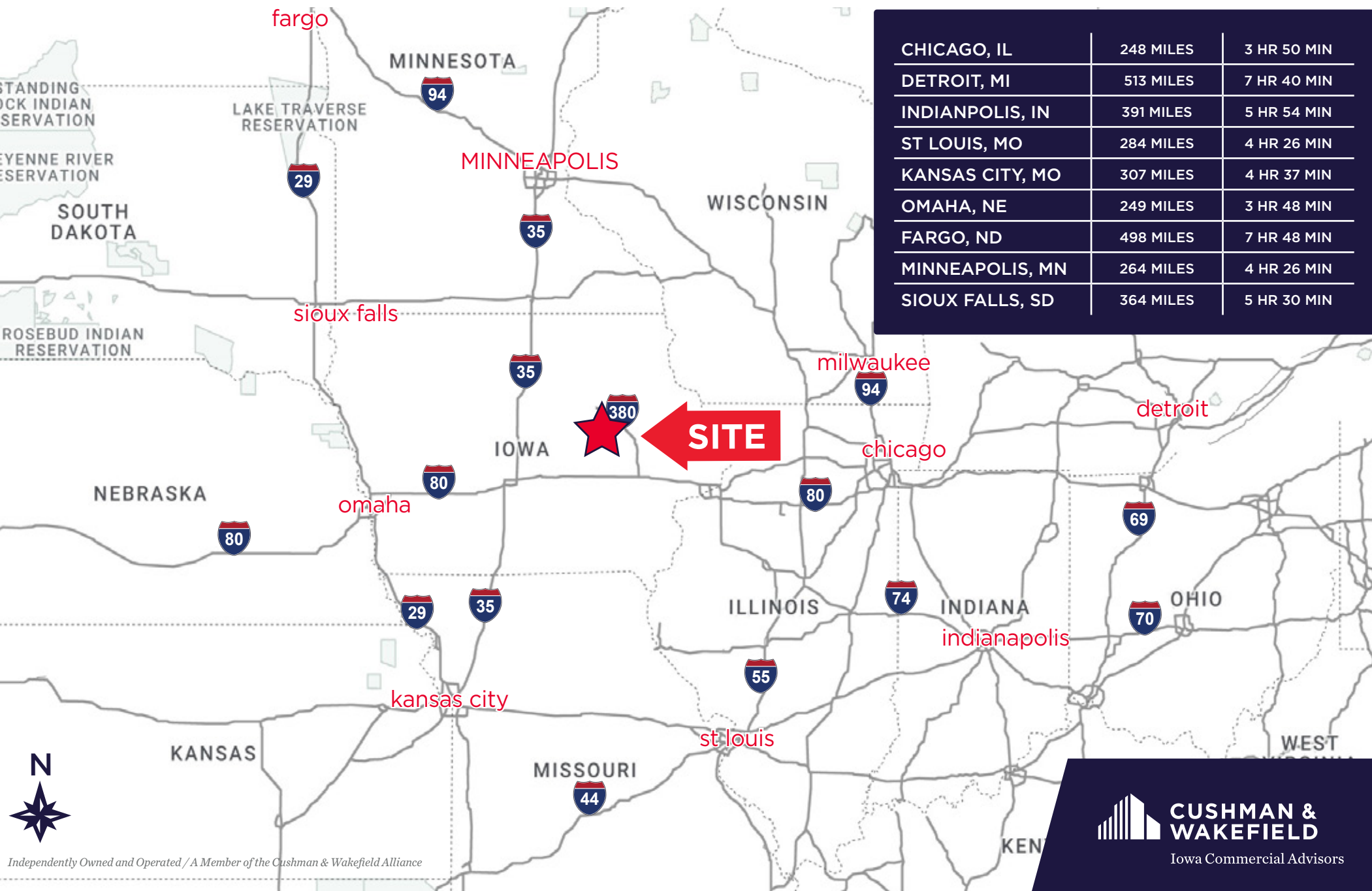
DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	6,260	32,354	143,073
DAYTIME POPULATION	4,650	32,930	160,067
MEDIAN AGE	44	39	39
TOTAL HOUSEHOLDS	2,713	13,495	60,549
AVERAGE HOUSEHOLD INCOME	\$137,332	100,593	\$101,095

A CENTRAL LOCATION

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MIDWEST INTERSTATE MAP



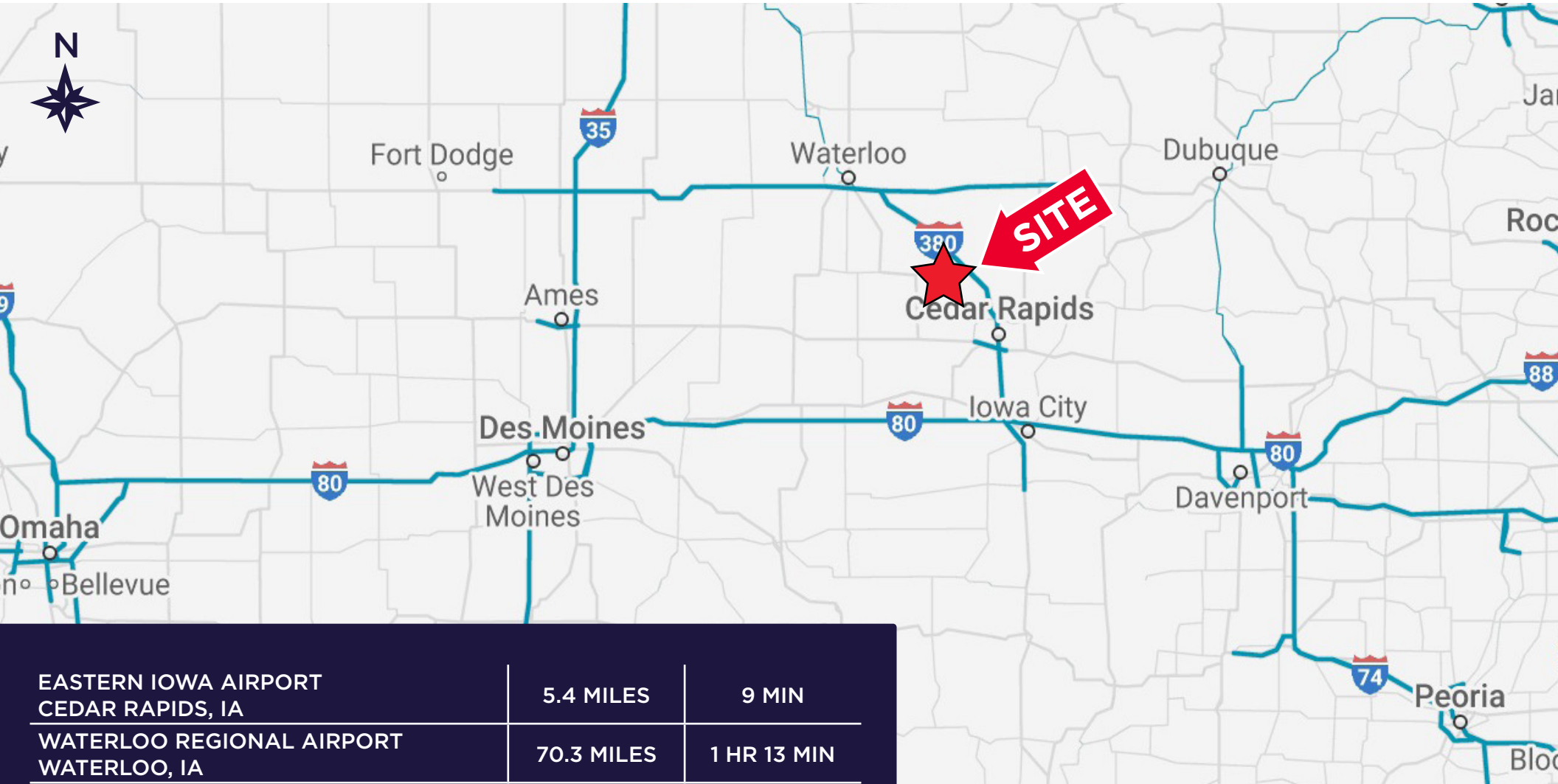
CHICAGO, IL	248 MILES	3 HR 50 MIN
DETROIT, MI	513 MILES	7 HR 40 MIN
INDIANAPOLIS, IN	391 MILES	5 HR 54 MIN
ST LOUIS, MO	284 MILES	4 HR 26 MIN
KANSAS CITY, MO	307 MILES	4 HR 37 MIN
OMAHA, NE	249 MILES	3 HR 48 MIN
FARGO, ND	498 MILES	7 HR 48 MIN
MINNEAPOLIS, MN	264 MILES	4 HR 26 MIN
SIOUX FALLS, SD	364 MILES	5 HR 30 MIN



A CENTRAL LOCATION

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EASTERN IOWA AIRPORTS



EASTERN IOWA AIRPORT CEDAR RAPIDS, IA	5.4 MILES	9 MIN
WATERLOO REGIONAL AIRPORT WATERLOO, IA	70.3 MILES	1 HR 13 MIN
QUAD CITIES INTERNATIONAL AIRPORT MOLINE, IL	89.6 MILES	1 HR 25 MIN
DES MOINES INTERNATIONAL AIRPORT DES MOINES, IA	120 MILES	1 HR 59 MIN



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WAKEFIELD**

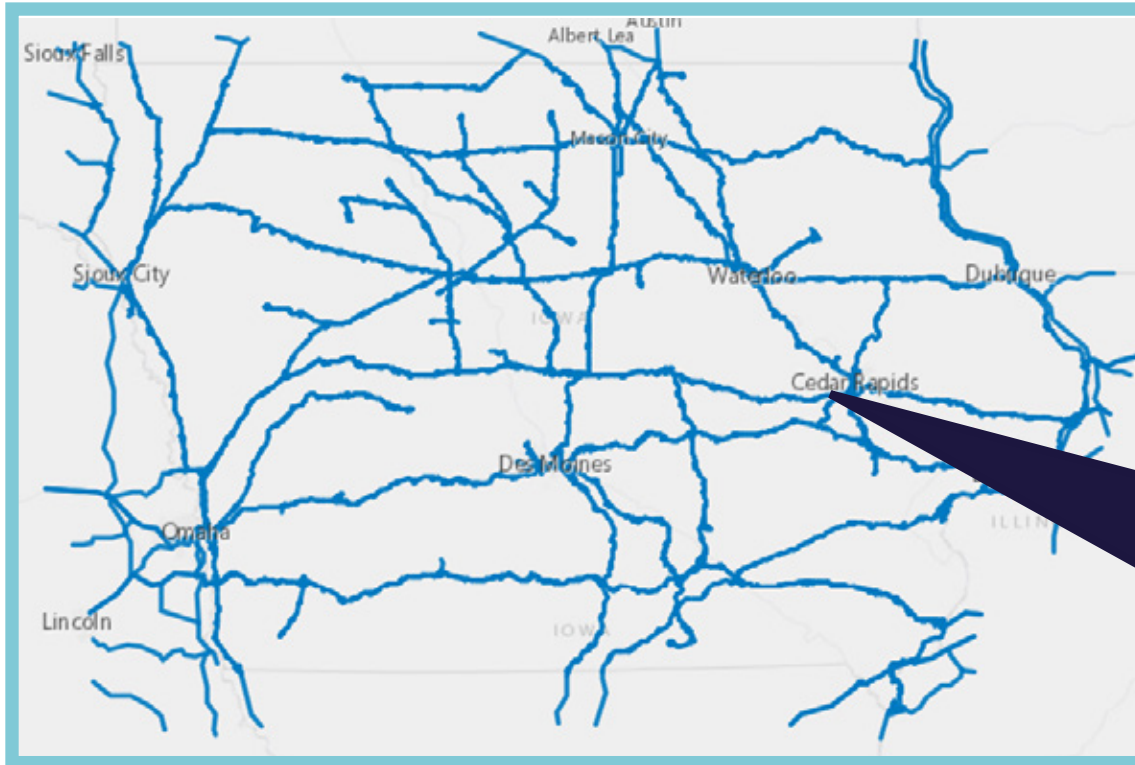
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IOWA RAILROAD MAP



RAILROAD ACCESS: The property at 2020 Lefebure Road benefits from direct proximity to the Cedar Rapids & Iowa City Railway (CRANDIC), operated by Traverro. CRANDIC provides regional freight rail service with connections to Union Pacific and Canadian National, offering convenient access to a broader rail network. This rail connectivity provides a valuable transportation advantage for industrial users handling bulk materials, equipment, and other freight.



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ICR IOWA

Fairfax 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. Louis.



729,401
WORKFORCE
POPULATION



95%
EDUCATIONAL
ATTAINMENT



8.9%
EMPLOYMENT
GROWTH RATE



36
MEDIAN
AGE

7 COUNTIES

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

487,106
POPULATION

\$1,227,628,806
ANNUAL GOODS EXPORT

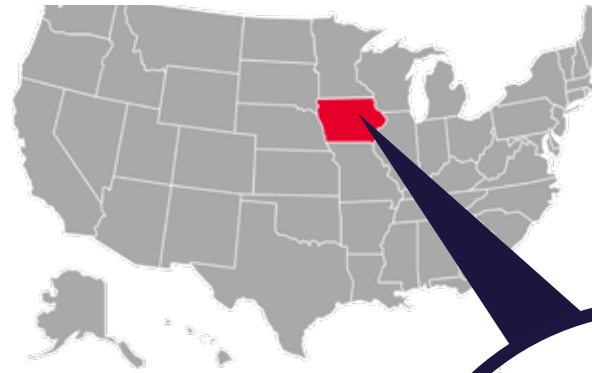
36,816,284
300 MILE POPULATION



**IOWA LEADS
IN ADVANCED
MANUFACTURING**



**RANKED #2 BEST STATE
TO START A BUSINESS**



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