Landmark
brokerage, inc.

WAREHOUSE/FLEX
12,000 SF AVAILABLE

BUILDING FEATURES
» Built in 2014
» Zoning - Light Industrial
» Pre-engineered steel construction
» 24' clear height
» Includes 2,940 SF of air conditioned office
  » 1st floor: 1,470 SF
  » Mezzanine: 1,470 SF
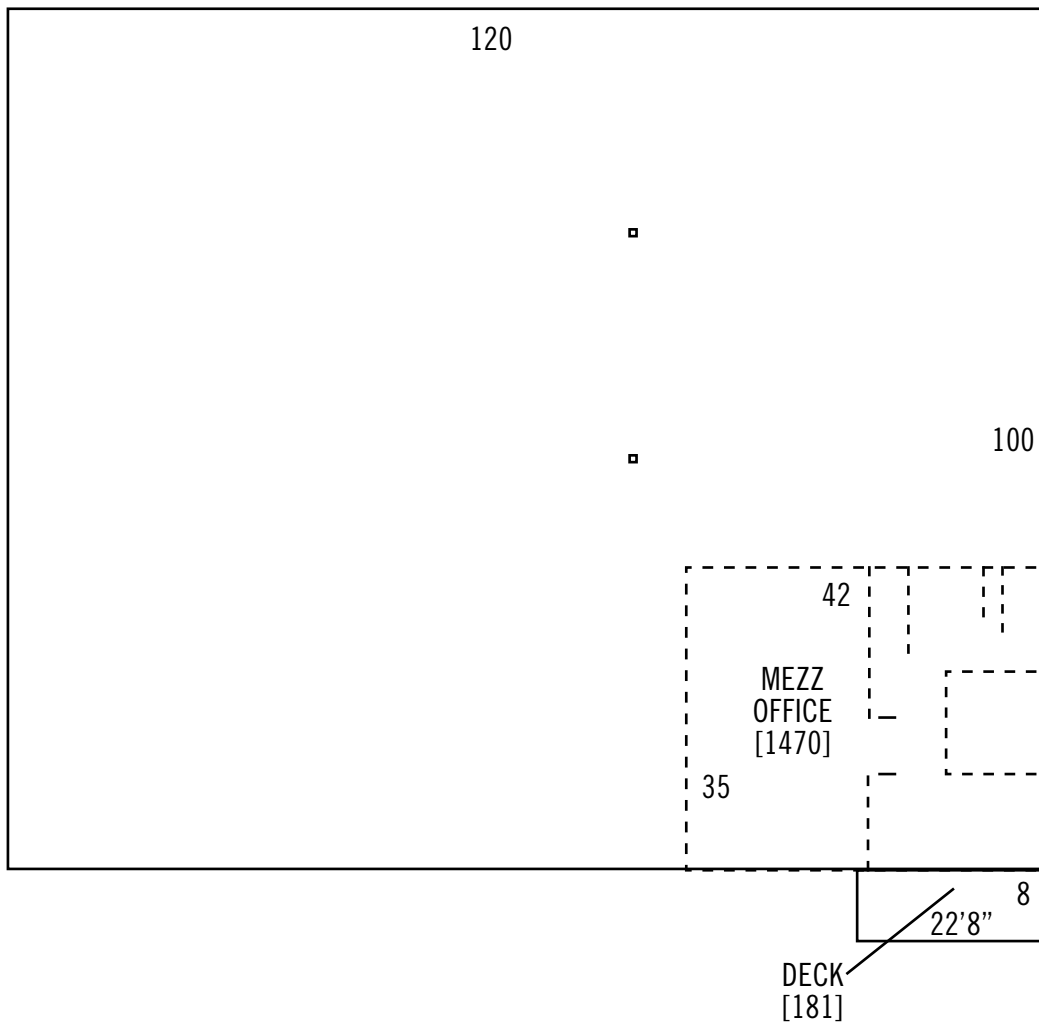» Outdoor balcony located off the mezzanine office suite

LEASE RATE
» $6.95 per square foot NNN

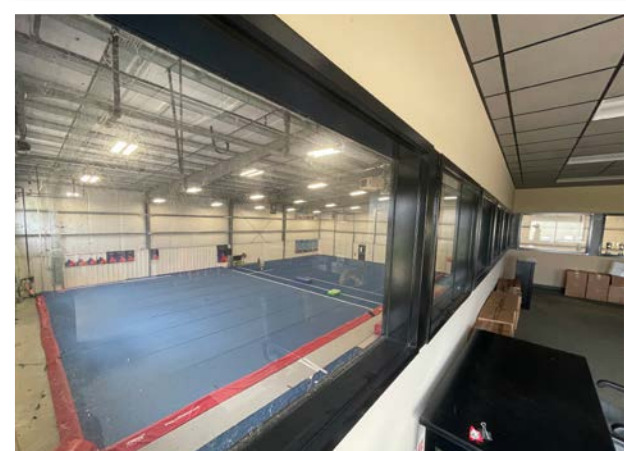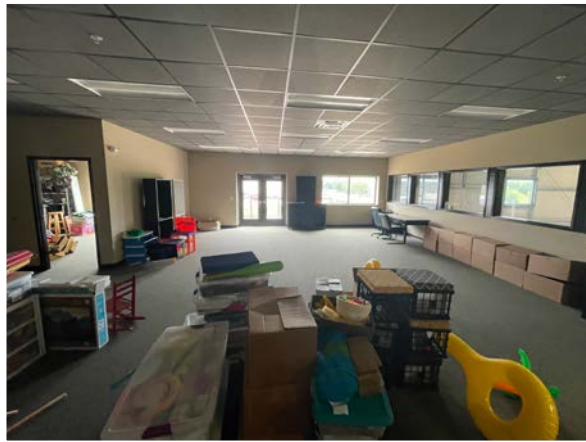» Easy access to Hwy 30 & I-380
» Great visability
» Four 10' wide by 12' high drive-through doors
» 3 multi-stall restrooms
» 44 parking spaces
» 240/120 volt; single-phase, 300 amp service
» Wet sprinkler system
» 4" reinforced concrete floor
» Site size: 1.6 acres

9550 Hickman Road // Suite 100
Clive, Iowa 50325

Mike Bonnett
P. 515.986.5994
C. 515.865.6086
E. mbonnett@lmcompanies-inc.com

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FLOOR PLAN

120

100

42

MEZZ
OFFICE
[1470]

35

8

22'8"

DECK
[181]

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5610 4TH STREET CT SW | CEDAR RAPIDS, IA

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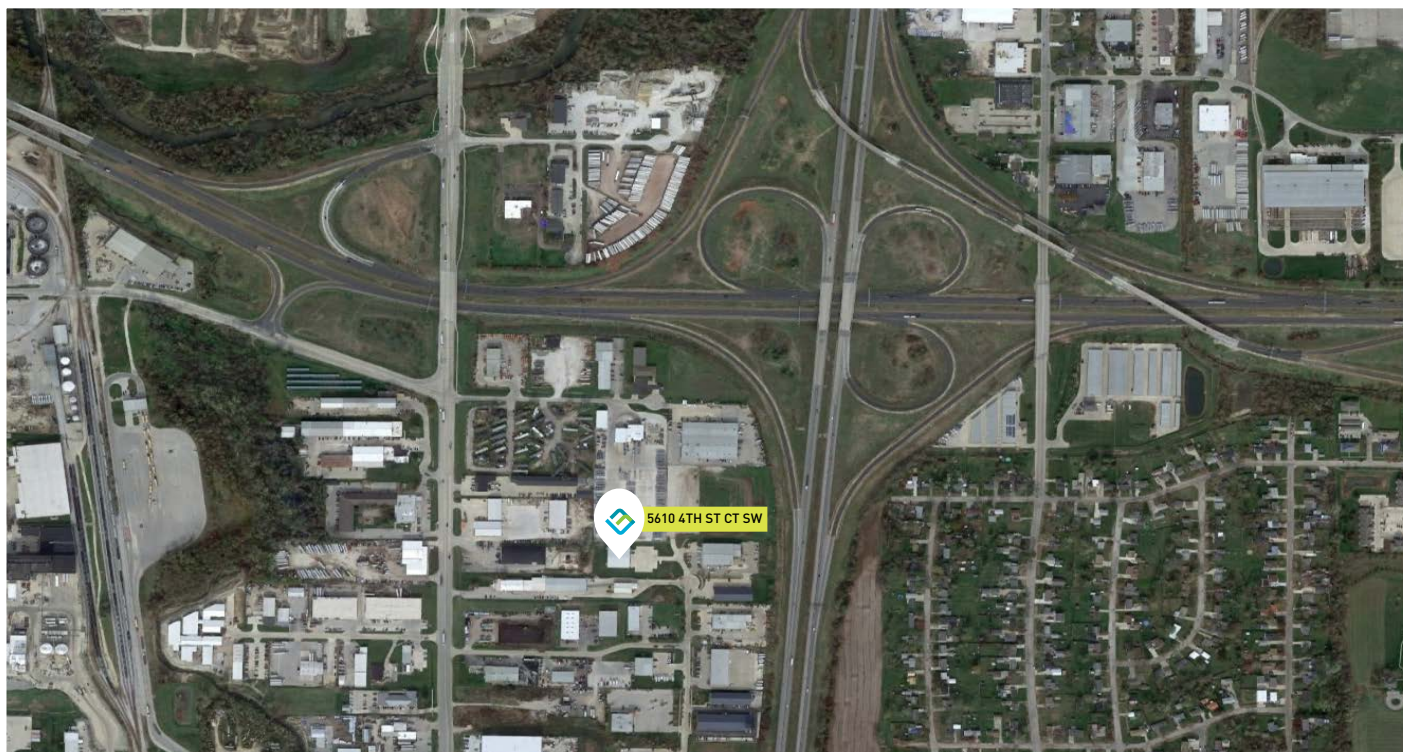
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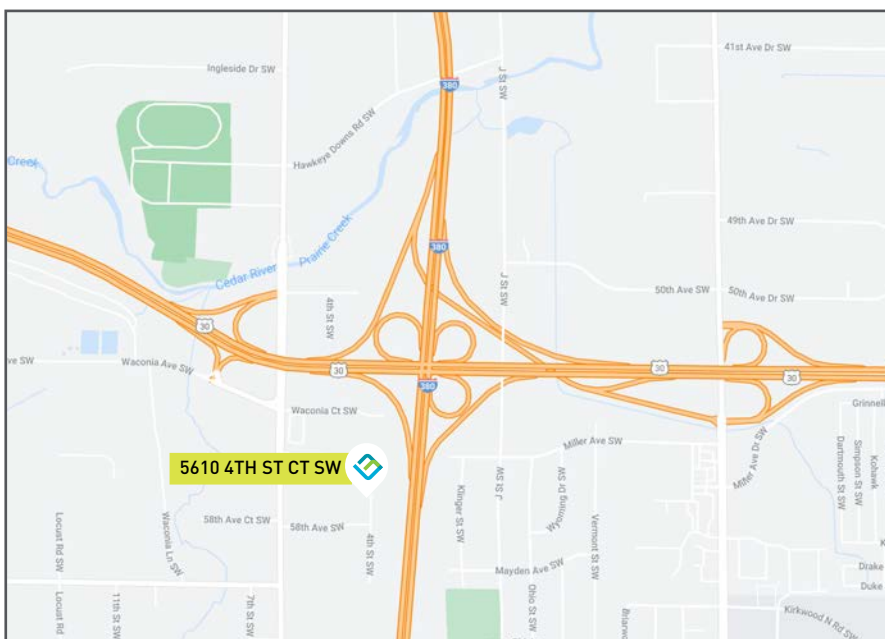**C.** 515.865.6086
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DISTANCE:

THIS FACILITY IS CONVENIENTLY LOCATED OFF HIGHWAY 30 IN CEDAR RAPIDS, IA.

» < 1 Mile South of Highway 30
» 16.1 Miles North of I80 & 218 Interchange
» 60 Miles Southeast of Waterloo
» 80 Miles Southwest of Dubuque

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	3 miles	5 miles
Population	25,459	80,556
Median Household Income	$55,734	$55,944
Median Age	30.7	34.3
Total Businesses	1,166	3,548
Total Employees	30,066	79,268
Owner Occupied Housing	65.3%	63.2%
Median Net Worth	$99,950	$108,868
College Graduate +	17.4%	19.4%

Source: ESRI 2022 Estimates

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