



75,180 SF INDUSTRIAL BUILDING

FOR SALE/LEASE

625 44TH STREET | MARION, IA



WSG
CRE

SKOGMAN
COMMERCIAL



PROPERTY OVERVIEW

Details	
Address	625 44 th Street, Marion, IA 52302
Building Size	75,180 SF <ul style="list-style-type: none">• 54,000 SF of heated warehouse• 3,680 SF of office• 17,500 SF of shop
Lot Size	12.44 Acres
Year Built	1994
Zoning	M-1, Light Manufacturing
Property Taxes	\$88,508
County	Linn
Parcel #	15051-03006-00000 15051-76001-00000
Leasing Price	\$5.25/SF NNN
Offering Price	\$4,950,000

[CLICK HERE FOR DRONE TOUR](#)

Highlights

Warehouse with mezzanine, breakroom & wash bay

- Steel framed tilt-up concrete building
- Metal roof
- 12 dock doors & 11 drive-in doors
- 20' sidewalls
- Exceptionally clean warehouse space
- Large lot with excess land & circle drive
- Conveniently located on 44th St with easy access to HWY 151 & HWY 100
- 12,000 gallon underground diesel tank (inspected biannually)
- Racking can be included



625 44th Street | Marion, IA

PROPERTY PHOTOS



OVERHEAD / DOCK DOORS



OVERHEAD DOORS



AERIAL VIEW



DOCK / OVERHEAD DOORS



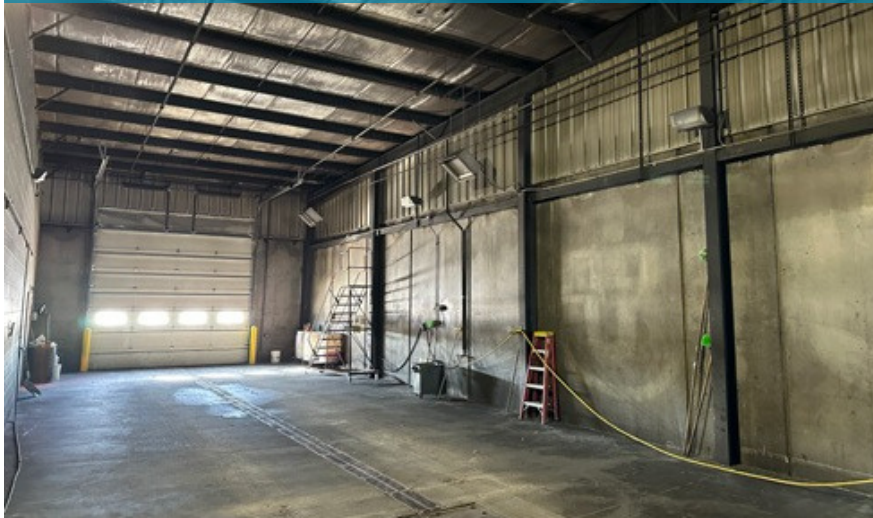
417 1st Avenue SE | Cedar Rapids, IA 52401

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PROPERTY PHOTOS



WASH BAY



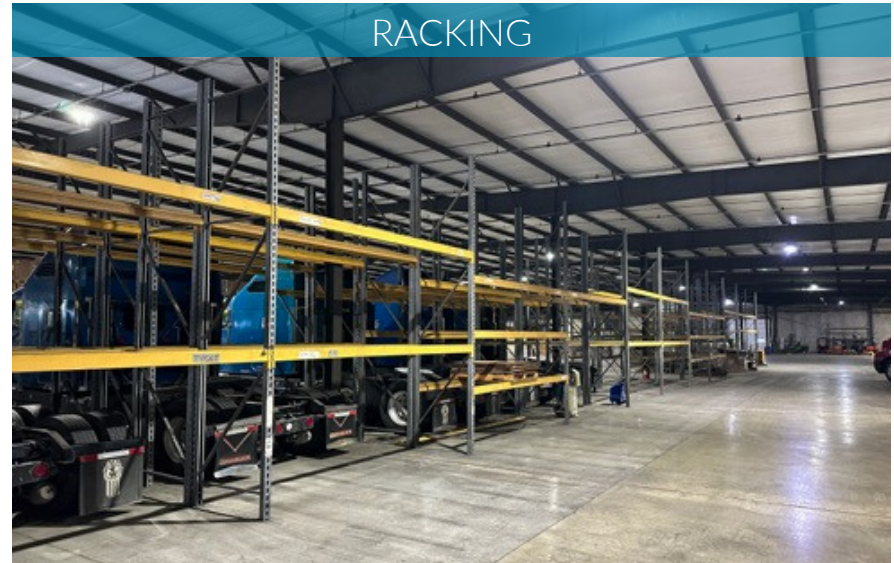
MEZZANINE



OPEN WAREHOUSE

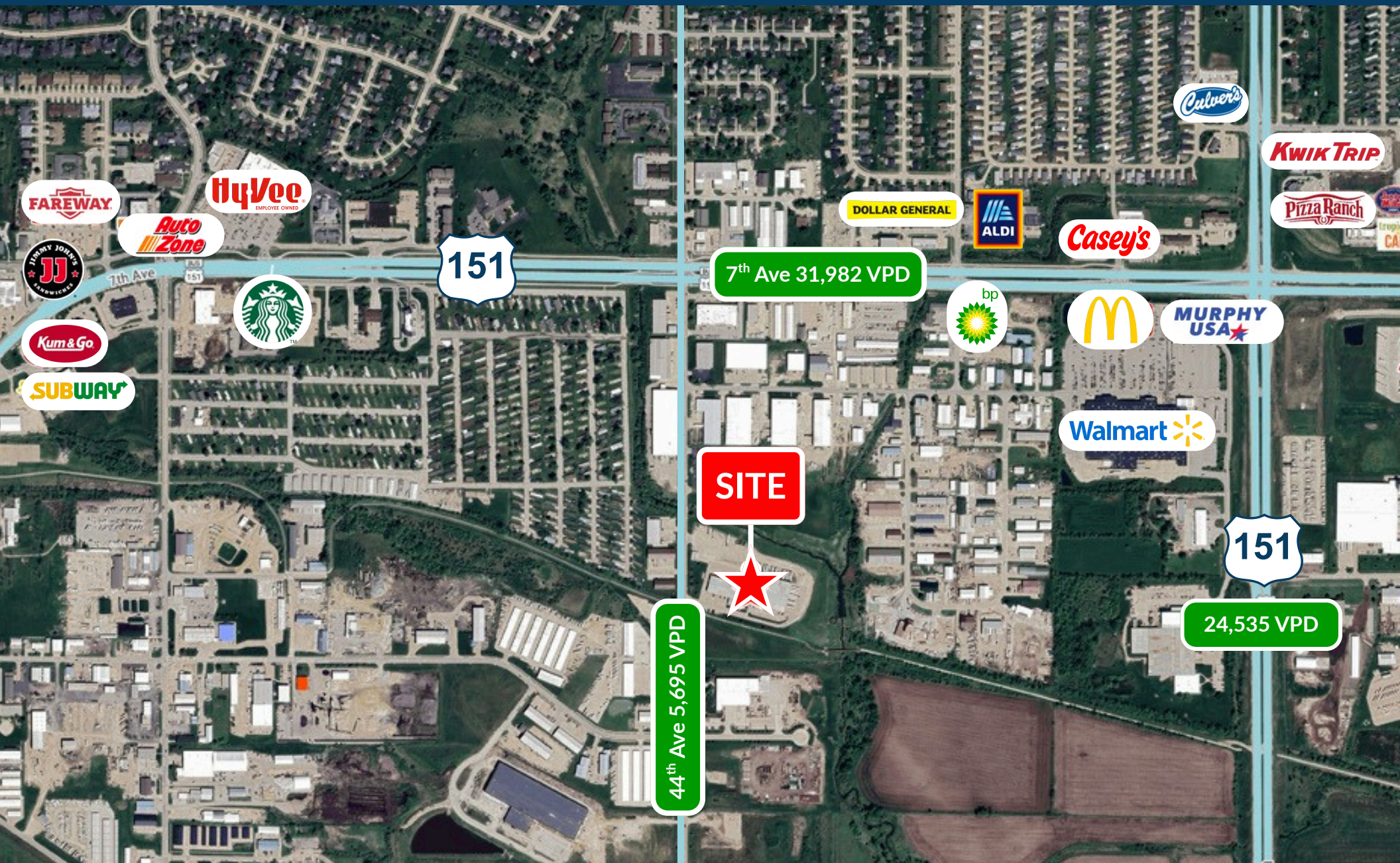


RACKING



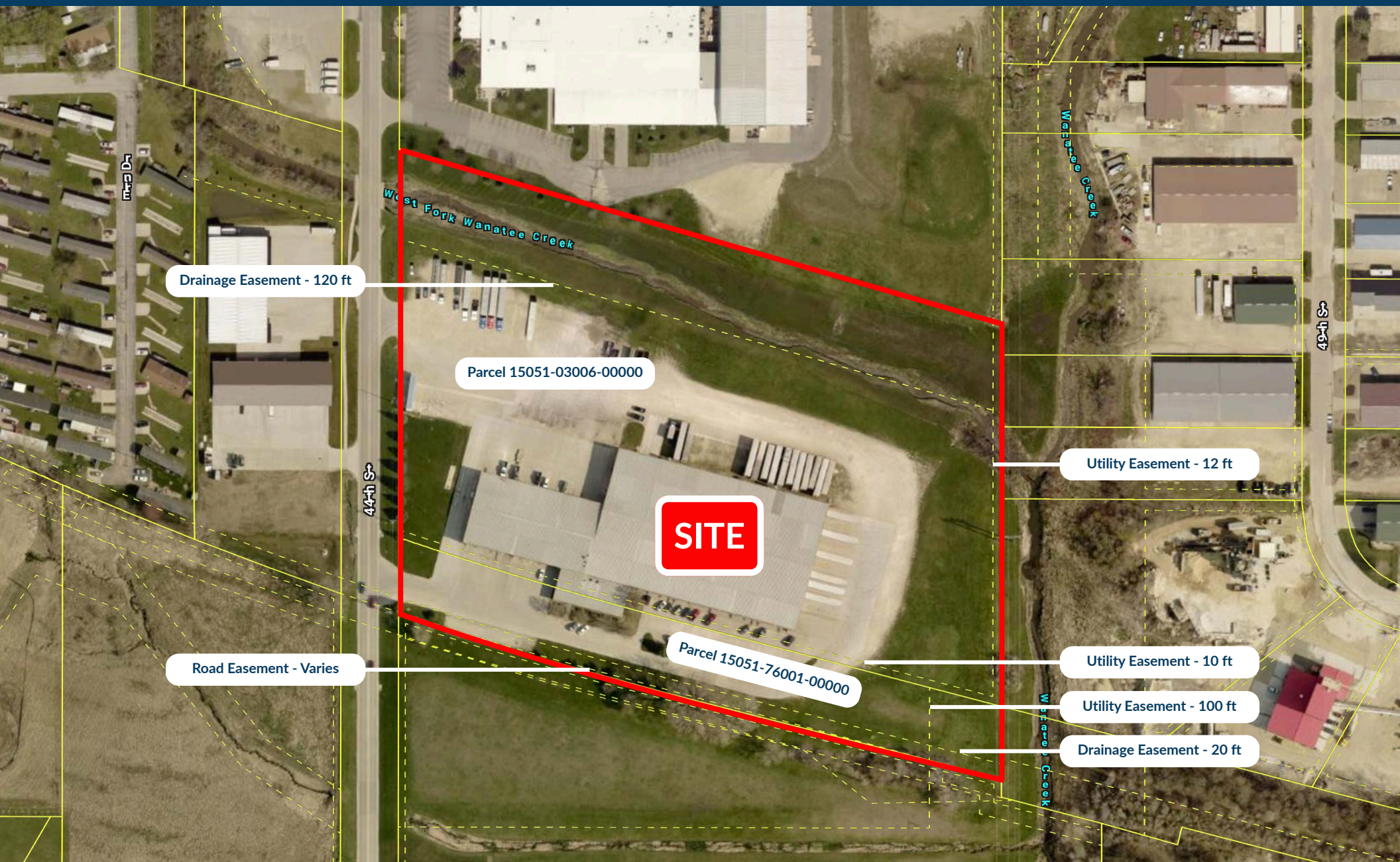


AERIAL MAP



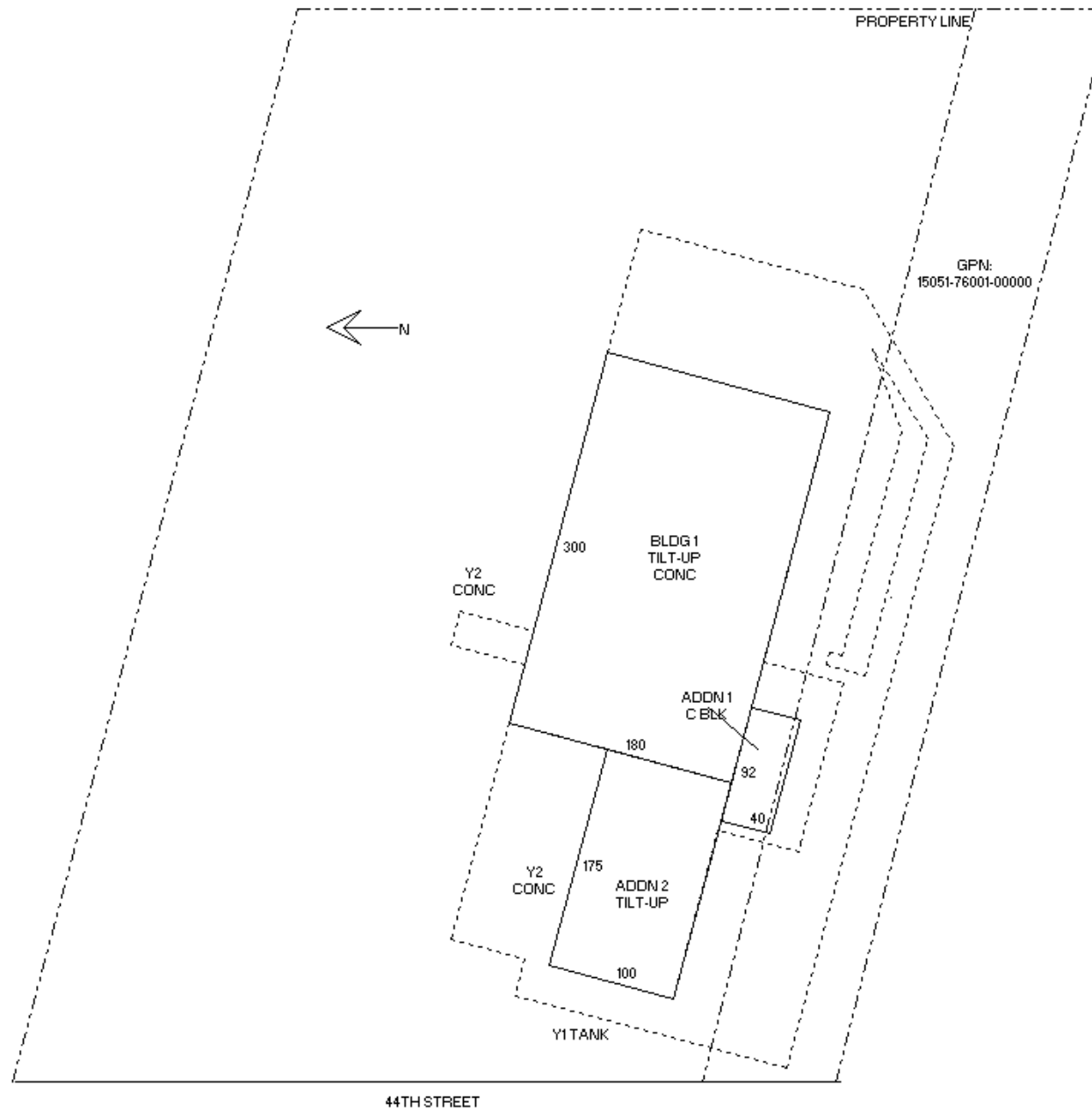


PARCEL MAP





SITE PLAN





CEDAR RAPIDS MSA

Cedar Rapids offers a prime location for industrial investment with its strategic position along major transportation corridors, including I-380, rail lines, and the Eastern Iowa Airport. The city features an extensive infrastructure supporting manufacturing and logistics, bolstered by its central Midwest location for efficient distribution. With a business-friendly environment and access to a skilled workforce, Cedar Rapids is well-suited for industrial growth and expansion.



Largest corn-processing city in the world



Second largest producer of wind energy in the U.S.



One of the leading manufacturing regions in the U.S.

Cedar Rapids MSA

Population	276,520
Jobs	134,707
Companies	8,462
Counties	3
Cities	86
School Districts	18
Colleges & Universities	6

Top Employers

Collins Aerospace	9,400
TransAmerica	3,800
Unity Point Health	2,979
Cedar Rapids Community	2,879
Nordstrom Direct	2,150



TRANSPORTATION



Driving from Cedar Rapids

	Miles	Time
Chicago, IL	247	3 hr 41 min
Detroit, MI	513	7 hr 40 min
Fargo, ND	509	7 hr 36 min
Indianapolis, IN	391	5 hr 57 min
Kansas City, MO	312	4 hr 38 min
Minneapolis, MN	275	4 hr 8 min
Omaha, NE	253	3 hr 49 min
Sioux Falls, SD	353	5 hr 17 min
St. Louis, MO	284	4 hr 28 min





CONTACTS



Tiffany Earl Williams

Managing Partner/Owner Agent
Licensed Realtor in the State of Iowa
tiffanywilliams@wsgcre.com
319-675-1694



Josh Seamans, CCIM

Managing Partner/Owner Broker
Licensed Realtor in the State of Iowa
joshseamans@wsgcre.com
319-675-1694



Gabe Golberg

Vice President/Partner Agent
Licensed Realtor in the State of Iowa
gabegolberg@wsgcre.com
319-675-1694



Phil Williams

Managing Partner/Owner Agent
Licensed Realtor in the State of Iowa
philwilliams@wsgcre.com
319-675-1694