

**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

CLICK FOR DRONE TOUR

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FOR SALE OR LEASE

625 44TH ST. MARION, IA 52302

75,180 SF WAREHOUSE ON 12.44 AC



FOR SALE: \$5,250,000
FOR LEASE: \$5.25/SF NNN
OPEX: \$2.75/SF

PROPERTY HIGHLIGHTS

- **75,180 SF of Gross Building Area**
 - 54,000 SF of heated warehouse
 - 3,680 SF of office
 - 17,500 SF of shop
 - Warehouse with mezzanine, breakroom & wash bay
 - Steel framed tilt-up concrete building
 - Metal roof
 - Built in 1994
 - 12 dock doors & 11 drive-in doors
 - 20' sidewalls
- **Lot Size: 12.44 AC**
- **Zoned: M-1, Light Manufacturing**
- **Exceptionally clean warehouse space in Marion, IA**
- **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**



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BUILDING SPECS



LOADING

12 DOCKS DOORS
11 DRIVE-IN DOORS



SALE PRICE

\$5,250,000



LOT SIZE

12.44 ACRES



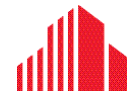
BUILDING SIZE

75,180 SF



YEAR BUILT

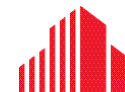
1994



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This is a detailed site plan for Lot 2, which is 215' x 450'. The plan shows a proposed building with a footprint of 800'00 and a total area of 12,450+ SQ. FT. The building is surrounded by parking spaces: 9 spaces on the west side, 16 spaces on the east side, and 15 spaces on the south side. The site includes various setbacks and easements, such as a 12' front yard setback, a 30' front yard setback, and a 100' sanitary sewer and drainage easement. The plan also shows existing and proposed utilities, including a future 44th Street, a future 44th Street extension, and a future 44th Street extension. The site is bounded by Approximate P, Approximate R, and Approximate E. The plan is dated 10/10/10 and is prepared by CMC HEARTLAND PARTNERS R.O.W. (CURRENTLY PURCHASING).



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PROPERTY AERIAL



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A DRIVING WORKFORCE

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,321	35,194	76,824
AVG. HH Income	\$108,955	\$106,224	\$110,546
Total Households	2,269	15,007	32,600
Daytime Population	6,322	28,087	70,294



MAJOR CITIES MAP



625 44TH ST | MARION, IA

157 MILES
TO MADISON, WI

237 MILES
TO MILWAUKEE, WI

227 MILES
TO CHICAGO, IL

256 MILES
TO OMAHA, NE

290 MILES
TO ST LOUIS, MO

258 MILES
TO MINNEAPOLIS, MN

315 MILES
TO KANSAS CITY, MO

393 MILES
TO INDIANAPOLIS, IN

290 MILES
TO DETROIT, MI



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625 44TH ST / MARION, IA

OVERHEAD / DOCK DOORS



OVERHEAD DOORS



BREAKROOM



DOCK / OVERHEAD DOORS



625 44TH ST / MARION, IA



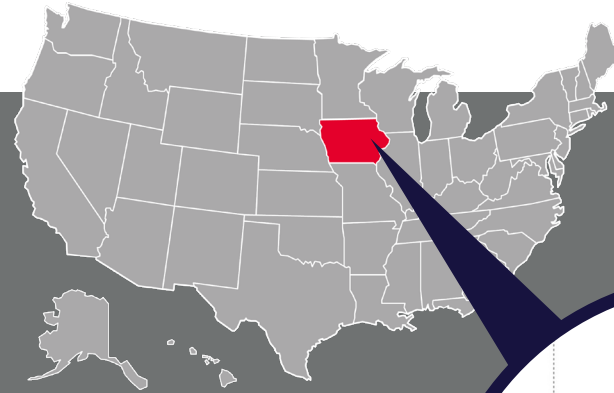
ICR IOWA

Cedar Rapids is a vibrant city - you will find that Cedar Rapids offers one of the best places to work, live, and play in the Midwest. Cedar Rapids offers a unique balance of big city amenities and is known as "The City of Five Seasons." The fifth season affords us time to enjoy all other seasons and to enjoy life.

As the second-largest city in the state of Iowa, Cedar Rapids is:

- the largest corn-processing city in the world
- one of the leading manufacturing regions in the United States
- one of the leading bio-processing and food ingredient centers in North America

Cedar Rapids is home to almost 300 different manufacturing plants and two dozen Fortune 500 Companies including Collins Aerospace, AEGON, General Mills, Cargill, Penford, Quaker Oats, Archer Daniels, Midland, and Nordstrom.



7 COUNTIES

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



729,401
WORKFORCE
POPULATION



95%
EDUCATIONAL
ATTAINMENT



36
MEDIAN
AGE



8.9%
EMPLOYMENT
GROWTH RATE

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

487,106
POPULATION



IOWA RANKED #1
OVERALL BEST
STATE



#2 BEST COST OF
DOING BUSINESS



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