INDUSTRIAL/ WAREHOUSE SPACE

FOR **LEASE & SALE**

6,700 SF AVAILABLE

931 & 945 ROCKFORD RD SW
CEDAR RAPIDS, IOWA 52404



CRAIG BYERS, CCIM
319 360 7017
CBYERS@Q4REALESTATE.COM

JASON ROGERS
319 361 3958
JROGERS@Q4REALESTATE.COM

AUSTIN GEASLAND
319 893 3279
AGEASLAND@Q4REALESTATE.COM

1950 BOYSON RD HIAWATHA, IA 52233 | 319 294 3339 | Q4REALESTATE.COM

Q4 REAL ESTATE

INDUSTRIAL/WAREHOUSE SPACE FOR LEASE & SALE

6,700 SF | 931 & 945 ROCKFORD RD SW, CEDAR RAPIDS, IOWA 52404

SITE HIGHLIGHTS



PREMISES

$319,000.00 Sale Price

$8.25 PSF Gross Lease Rate ($4,606.25 / mo)

6,700 SF Available

Seller financing negotiable

SITE HIGHLIGHTS

- Zoning: Traditional Industrial Mixed Use
- On-site parking
- Heated and cooled office
- (2) overhead doors (12'x14' and 12'x10') and loading dock
- New office roof in 2020 and shop roof recovered in 2023 and 2024
- *Immediate possession
- *Garden at 945 Rockford Road will have harvest rights retained by seller.

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LOCATION HIGHLIGHTS



DEMOGRAPHIC INFORMATION

	1 Mile	3 Mile	5 Mile
Population	11,440	69,251	128,032
Households	4,801	29,548	55,022
Median HH Income	$56,816	$59,666	$67,243
Median Net Worth	$117,970	$128,134	$177,894

LOCATION HIGHLIGHTS

- This warehouse and shop, featuring ample off-street parking, is perfectly situated across from Veterans Memorial Stadium, Kingston Stadium and ImOn Ice Arena, with the Cargill Grain Elevator and CRANDIC railway services nearby.
- Easy access to 1st Avenue and I-380.
- Traffic counts exceed 16,900 vehicles per day on 1st Avenue in area.

SURROUNDING BUSINESSES

Veterans Memorial Stadium, Kingston Stadium, ImOn Ice Arena, JS Powersports, Stadium Bar and Grill, The Waldinger Corporation, Ladco, D.A.W.G. Pound Sales, Cargill, CRANDIC Rail, Affordable Plumbing and Remodeling, Kwik Shop, and more.

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