

8205 6th Street SW Bldg 4 #C, Cedar Rapids  
8205 6th Street SW, Suite Bldg 4 #C | Cedar Rapids, IA | US | Linn County  
Available SF: 30,000 | Lease Rate: \$9.25 | Lease Terms: Triple Net



Building Type:	Industrial, Warehouse & Distribution
Available SF:	30,000
Total SF:	74,000
Number of Stories:	1
Expandable:	Unknown
Zoning:	Industrial-Light
Year Built:	2025
Specialty Features:	Food Grade
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Metal or Steel
Floor Type:	Concrete-Reinforced
Lease Rate:	\$9.25
Lease Terms:	Triple Net
Last Updated:	Mar 26, 2025

Economic Development Contact

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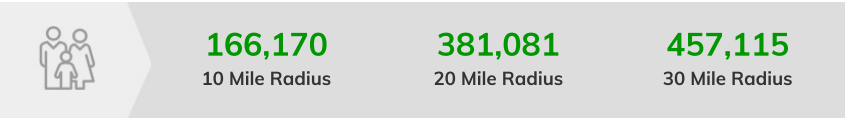
Realtor/Owner Contact

Adam Gibbs  
GLD Commercial  
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Property and Area Description

New construction warehouse/flex building at 380 Commerce Park with I-380 frontage. This site is highly visible along I-380 with excellent access to the interstate, Hwy 30, and to the airport. ESFR sprinkler system, 32' clear height, docks and overhead doors, LED lighting, 3-phase power, and warehouse heat. Warehouse lease rate is \$9.25/SF NNN and \$14.95/SF for office/showroom. Owner willing to amortize additional tenant required improvements over the term of the lease. 15,000 - 74,000 SF available. \*Photo of a similar property.\* One or more members of the ownership entity is a licensed Realtor in state of Iowa.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: Hwy 30 (1.8 mi.)  
Nearest Interstate: I-380 (.8 mi.)  
Nearest Airport: Eastern Iowa Airport (2 mi.)  
Nearest Commercial Airport: Eastern Iowa Airport (2 mi.)  
Distance to Mass Transit: .4  
Rail Served: No  
Rail Served By: Unknown  
Rail Accessible: No  
Rail Infrastructure in Place: No

Utilities

Water: City of Cedar Rapids  
Sewer: City of Cedar Rapids