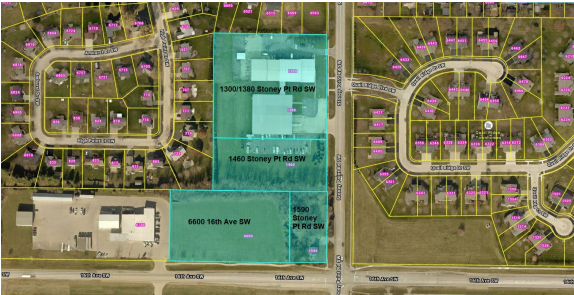


16th Ave SW & Stoney Pt Rd SW Assemblage

16th Ave SW & Stoney Pt Rd SW | Cedar Rapids, IA | US | Linn County

Available SF: 10,935 | Sale Price: \$3,500,000



Building Type:	Industrial, Warehouse & Distribution
Available SF:	10,935
Total SF:	42,228
Number of Stories:	1
Expandable:	Yes
Zoning:	Commercial, Mixed Use, Industrial-Light
Site Size:	9.73 Acres
Year Built:	1982
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Metal or Steel
Sale Price:	\$3,500,000
Sale Price Note:	Assemblage of 4 contiguous parcels
Last Updated:	Aug 25, 2022

Realtor/Owner Contact

Angie Glick  
GLD Commercial  
319 731 3409 | angie@gldcommercial.com

Property and Area Description

SALE INCLUDES THE FOLLOWING ASSEMBLAGE: 1590 Stoney Point Rd, 1460 Stoney Point Rd, 1300/1380 Stoney Point Rd, & 6600 16th Ave SW - See aerials in photos for parcels and zoning. 9.73 acres available on a hard corner for an owner/user or redevelopment project at 16th Ave SW & Stoney Point Rd. Sale includes 4 parcels which have two existing warehouse buildings totaling 42,228 SF. 31,293 SF is currently leased – contact listing agent for income.

Population

	<b>189,462</b> 10 Mile Radius	<b>297,580</b> 20 Mile Radius	<b>446,791</b> 30 Mile Radius
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Source: ESRI®, 2024

Households

	<b>79,706</b> 10 Mile Radius	<b>121,441</b> 20 Mile Radius	<b>182,796</b> 30 Mile Radius
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Source: ESRI®, 2024

Transportation

**Nearest Highway:** Hwy 30 (1.3 mi.)  
**Nearest Interstate:** I-380 (4.3 mi.)  
**Nearest Airport:** Eastern Iowa Airport (7.4 mi.)  
**Nearest Commercial Airport:** 7.4  
**Distance to Mass Transit:** 0  
**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

# Property Images

