



# Big Cedar Industrial Center

Cedar Rapids, Iowa  
Available acres: 1,391

## Property and area

One of the largest in the Midwest, this 1,391-acre site provides an excellent multi-modal transportation infrastructure. Get direct access to the Cedar Rapids and Iowa City Rail Co. (CRANDIC) line. Through the Iowa Interstate Railroad, CRANDIC connects to all Class I railroads.

Interstate 380, U.S. four-lane highways 151 and 30 and The Eastern Iowa Airport are less than five miles from the site. The airport is a designated Foreign Trade Zone, offering direct flights to 14 U.S. cities. Cedar Rapids' strong manufacturing industry represents over 16% of the jobs in the area.

## Site details

**Available acres:** 1,391

**Topography:** Gently sloping

**Zoning:** Agriculture

**Site certification:** In process of Iowa Site Certification Program (McCallum Sweeney Consulting)

**Adjacent available acres:** 582 (Cedar Rapids Land and Air Super Park)

**Setting:** Industrial center

**Within city limits:** No

## Utilities

**Electric:** Alliant Energy

**Gas:** MidAmerican Energy

**Telecommunications:** Redundant fiber, active Ethernet and dark fiber - multiple providers

**Sewer distribution:** City of Cedar Rapids

**Water distribution:** City of Cedar Rapids

## Transportation

**Nearest interstate:** Interstate 380 (3.5 miles), Interstate 80 (20 minutes), Interstate 35 (90 minutes)

**Nearest four-lane highway:** U.S. Highway 30 (1 mile)

**Nearest commercial airport:** The Eastern Iowa Airport (2 miles)

**Rail served:** Yes – CRANDIC, connecting to all Class I railroads



### BIG CEDAR INDUSTRIAL CENTER

76th Avenue and Edgewood Road SW  
Cedar Rapids, Iowa 52404

### OFFERING

Sale price: \$30,000 per acre

### CONTACT

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