



South 33rd Avenue Industrial Park

Cedar Rapids, Iowa
Available acres: 50

Property and area

The South 33rd Avenue Industrial Park is located in Cedar Rapids, Iowa – the second largest city in Iowa. It includes 50 acres of land that is development-ready and offers access to Class I railroads through the Cedar Rapids and Iowa City Rail Co. (CRANDIC) line. It sits minutes from Interstate 380 and is positioned just 5.3 miles from The Eastern Iowa Airport (CID).

Cedar Rapids, known as the “City of Five Seasons”, has a metro population of over 267,000. The city is recognized for its strong manufacturing community which includes companies such as Quaker Oats, General Mills, ADM and Cargill. It is located just 20 minutes from Interstate 80, an east/west transcontinental interstate. The property is ready for development and should be highly considered for any industrial expansion or relocation.

Site details

Available acres: 50	Adjacent available acres: 22.87
Topography: Flat to slight roll	Setting: Single site
Zoning: Agriculture	Within city limits: Yes

Utilities

Electric: Alliant Energy
Gas: MidAmerican Energy
Telecommunications: CenturyLink, ImOn, Mediacom, Windstream, South Slope
Sewer distribution: City of Cedar Rapids
Water distribution: City of Cedar Rapids

Transportation

Nearest interstate: Interstate 380 (1.5 miles)
Nearest four-lane highway: U.S. Highway 30 (2.2 miles)
Nearest commercial airport: The Eastern Iowa Airport (5.3 miles)
Rail served: Yes – CRANDIC, connecting to all Class 1 railroads



SOUTH 33RD AVENUE INDUSTRIAL PARK

33rd Avenue SW (south side)
Cedar Rapids, Iowa 52404

OFFERING

Sale price: \$30,000 per acre

CONTACT

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