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Eastern Iowa Airport leases former armory buildings

Rent will further diversify sources of revenue



A Linn County Sheriff's Office vehicle and trailer and the Cedar Rapids Police Department bomb squad Humvee and trailer are parked at the former Iowa Army National Guard Armory on property at The Eastern Iowa Airport in southwest Cedar Rapids, Iowa, on Thursday, Dec. 21, 2017. The Cedar Rapids Airport Commission on Dec. 11 approved leases for nearly 36,000 square feet of space in buildings at 10400 18th St. SW. (Jim Slosiarek/The Gazette)



George C. Ford

The Gazette

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Buildings that were part of the former Iowa Army National Guard Armory at The Eastern Iowa Airport have been leased by multiple tenants, including the Iowa State Police, several Cedar Rapids city departments and an agricultural systems integration business.

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The Cedar Rapids Airport Commission on Dec. 11 approved leases for nearly 36,000 square feet of space in buildings at 10400 18th St. SW that were vacated after the \$38 million Cedar Rapids Armed Forces Reserve Center and Field Maintenance Shop opened in October 2011.

“We have been actively marketing the property, working in partnership with the Cedar Rapids Metro Economic Alliance,” said Airport Director Marty Lenss. “We still have the main 51,300-square-foot building available for lease. We have looked into splitting it up into smaller chunks for lease.

“We have spent some time analyzing the building and until we get a tenant, we are apprehensive to make any changes to the footprint.”

The Cedar Rapids Solid Waste Department has leased 5,480 square feet of the former south storage building for \$2.40 per square foot. The Cedar Rapids Police Department has leased 7,357 square feet of the former north storage building for \$2.40 per square foot.

The Cedar Rapids Fire Department has leased 2,857 square feet of the former north vehicle maintenance building for \$3.50 per square foot and 10,344 square feet of the former south storage building for \$2.40 per square foot for Iowa Task Force One.

The latter is a statewide urban search-and-rescue group staffed by volunteers from fire departments across the state. It was formed in 2003 with the sponsorship of the Cedar Rapids and Sioux City Fire Departments and became available for statewide emergencies in the summer of 2004.

The Iowa State Patrol leases 343 square feet of the former north vehicle maintenance building for \$3.50 per square foot. Control System Integrators has leased 9,416 square feet of the former north vehicle maintenance building for \$3.50 per square foot and three acres of adjacent land for \$300 per acre per year.

“Control System Integrators was a tenant near our office building that just relocated,” Lenss said. “It is a little better facility for what they do, and they will have farmland across the road to test equipment on planters.”

The leases have a maximum term of three years as the airport commission continues to evaluate the future of the former armory buildings and adjacent land.

“It could remain in its current configuration for land side development or we could potentially make that part of the airfield,” Lenss said.

“Those are some of the internal conversations that we continue to have. There are no plans to do anything different at the present time.”

Lenss said the leases have prompted the airport to consolidate its equipment storage.

“The rent helps the airport diversify our revenues, which we talk a lot about as one of our primary goals in our strategic plan,” Lenss said. “That certainly goes a long way to helping us do it, so we are very happy to get those facilities leased.”

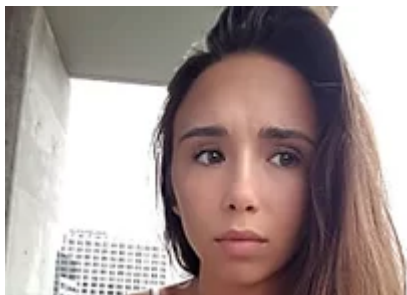
The Eastern Iowa Airport, while owned by the city of Cedar Rapids, does not receive any city or county property tax revenue. The regional facility derives its funding from airline revenues, terminal concessions, and ground and facility leases, among other sources.

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