



Building Type:	Industrial
Available SF:	17,324
Total SF:	17,324
Number of Stories:	1
Ceiling Peak:	14 Ft.
Expandable:	Yes
Zoning:	Commercial
Site Size:	3.05 Acres
Year Built:	1962
Former Use:	Manufacturing
Specialty Features:	None
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Concrete Block
Floor Type:	Concrete
Lease Rate:	\$5
Lease Terms:	Unknown
Lease Rate Note:	3 net
Last Updated:	Mar 5, 2024

Property and Area Description

Building located in north Waterloo and zoned for manufacturing use. LED lighting throughout. 14 ft clear height. Interior walls are non-loadbearing block. Features include a 2021 paint booth. Newer HVAC and dual bus configuration. Main building is 17,324/sf with a 3,200/sf secondary building on site. Space has some interior non-loading bearing walls that are being removed to provide an open industrial floor plan for a tenant.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: US Highway 20 (7 mi.)
Nearest Interstate: I-218 (1 mi.)
Ingress/Egress Notes: Located within minutes from I-218/380 which connects to north south interstate access and east west federal highway connects to both coasts.
Nearest Airport: Waterloo Regional Airport (1 mi.)
Nearest Commercial Airport: Waterloo Regional Airport (1 mi.)
Rail Served: No
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Natural Gas: MidAmerican Energy
Water: Waterloo Water Works
Sewer: Waterloo Waste Management Services
Telecommunications: Waterloo Fiber

Economic Development Contact

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Property Images



