



**27,031 SF  
FOR SALE / LEASE**

**701**

**Technology Place**

Waverly, Iowa

**CBRE**



# PROPERTY OVERVIEW

**ECONOMICAL INDUSTRIAL SPACE IN WAVERLY, IA,  
OFFERING OF WELL-MAINTAINED WAREHOUSE AND  
OFFICE SPACE.**

This property offers exceptional access to regional transportation routes, including proximity to the Avenue of the Saints (Highway 218), making it a prime location for distribution and manufacturing operations. Situated in Waverly, IA, the site is just twelve miles from the Waterloo/Cedar Falls MSA and benefits from a strong local labor pool.

The property sits on a 6.9 -acre lot, offering flexibility for growing businesses. This site is ideal for companies seeking a versatile, well-positioned industrial facility in a thriving regional hub.

## PROPERTY HIGHLIGHTS

Clear Height	18' - 20'
Drive - Ins Doors	One (12' x 14')
Docks	Three (8' x 8')
Power	3-Phase
Square Footage	27,031
Acres	6.9
Year Built	1994

### AVAILABLE FOR SALE

- 27,031 SF

### 3,379 SF OF OFFICE

- One Break room
- Private Offices

### ASKING PRICE

- Negotiable

### LEASE RATE

- \$3.75 NNN

# WAREHOUSE



# OFFICE SPACE



# EXTERIOR



# FLOOR PLAN



GROSS INTERNAL AREA  
TOTAL: 28,365 sq.ft.  
MAIN FLOOR: 26,452 sq.ft. UPPER LEVEL: 1,913 sq.ft.  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

[Scan or click here for a virtual tour](#)

# DRONE SHOT



701 TECHNOLOGY  
PLACE

# LOCATION



# 701

## Technology Place



## CONTACT

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