



410 RATH STREET

Waterloo, Iowa

EXCLUSIVELY MARKETING BY:

Phillip Shirk

President/Broker

319.239.4446

Phillip@awcred.com

Lindsey McEnaney

Associate/Realtor®

563.419.7644

Lindsey@awcred.com

Blake Keating

Associate/Realtor®

319.480.4213

Blake@awcred.com



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AW COMMERCIAL REAL ESTATE & DEVELOPMENT





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EXECUTIVE SUMMARY

- 410 Rath Street
- Waterloo, Iowa 50703
- 28,800 Square Feet
- 1,888 SF Office Space
- Year Built: 1950
- 4.67 acres of Rocked, Fenced, and Secured Yard Space
- Functioning Truck Scale
- Lease Price: \$7.50 PSF
- 4.67 Acres
- Zoning: M-1
- Close Proximity to HWY 218 / Downtown Waterloo

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PROPERTY DESCRIPTION

Expansive industrial property offering a unique blend of industrial space, office space, and secure outdoor storage for lease. The site features a 28,880-square-foot building with nearly 27,000 square feet of climate-controlled versatile industrial space and 1,888 square feet of freshly updated office space. The industrial portion includes (4) exterior OH Doors, (1) dividing OH interior door, and has in-floor heat throughout. The office portion of the building features multiple private offices, a kitchenette, and a conference/waiting area. Surrounding the building is approximately 4.67 acres of rocked, fenced, and secured yard space, providing ample room for equipment storage or expansion needs. The building is within close proximity to HWY 218, has zoned security, new electrical, new insulation, and has a functioning 60 ton truck scale.

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