



3530 Marnie Ave

Waterloo, IA

Industrial / Warehouse

51,900 sqft total

About

2,100 sqft. office
49,800 sqft. warehouse
3 phase electrical
32 parking spaces

20' clear ceiling height
6 docks
2 OH Doors
sprinkler system

Offered At

\$7,650,000

TIF Package: 15 year / 90%

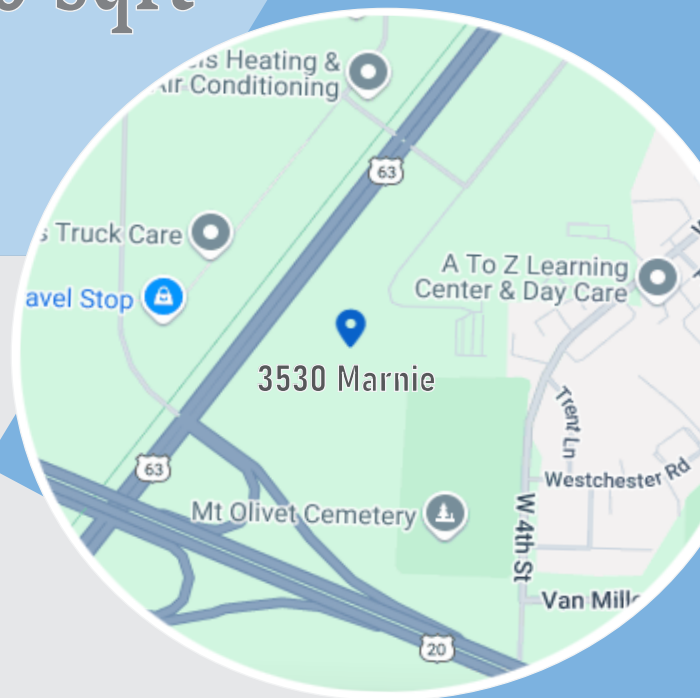
Lease Rate \$6.45 / sqft

Cam \$1.65 / sqft

Insurance \$0.35 / sqft

Taxes \$2.35 / sqft

Total Lease Rate \$10.80 / sqft



Area View

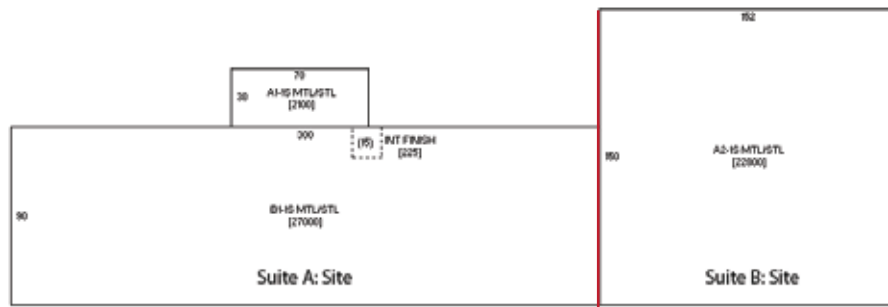


<https://www.crexi.com/>



Trev Adair
Director of Commercial & Development
Cell: (319)-550-2125

Pinnacle Realty, LLC
1110 Dina Ct. | Hiawatha, IA 52233
Licensed Agent in the State of Iowa



SUITE A: Office 2,100 sqft



SUITE B: Warehouse Only



SUITE A: Warehouse 27,000 sqft



Total :29,100 sqft

Total: 22,800 sqft



Trev Adair
Director of Commercial & Development
Cell: (319)-550-2125

Pinnacle Realty, LLC
1110 Dina Ct. | Hiawatha, IA 52233
Licensed Agent in the State of Iowa