

**33,400 SF  
FOR SALE**

**1919**

**8th Street SW**

Waverly, Iowa

**CBRE**



# PROPERTY OVERVIEW

## ECONOMICAL INDUSTRIAL SPACE IN WAVERLY, IA, OFFERING OF WAREHOUSE AND OFFICE SPACE IN GOOD CONDITION

This location offers strong connectivity to regional transportation routes, including nearby access to U.S. Highway 218 and other key corridors serving Northeast Iowa. The property is well-positioned within an active industrial area, surrounded by manufacturers and suppliers that support the local and regional economy. This site is ideal for businesses seeking a flexible and well-equipped industrial facility.

### AVAILABLE FOR SALE

- 33,400 SF

### ASKING PRICE

- \$1,400,000

### 3,498 SF OF OFFICE

- Four Offices
- One Conference Room
- Large Break Room
- Office & Shop Restrooms

### YEAR BUILT

- 1995



### PROPERTY HIGHLIGHTS

Clear Height	12' - 14'
	Existing drop ceiling above the production floor.
Drive-In Doors	One (12' x 10')
Docks	Two (9' x 10')
Sprinkler System	Wet
HVAC	Fully Conditioned Building
Power	3-Phase, 480 V, 1,600 Amps
Column Spacing	25' x 40'
Ground	9.99 Acres



# WAREHOUSE SPACE







# OFFICE SPACE







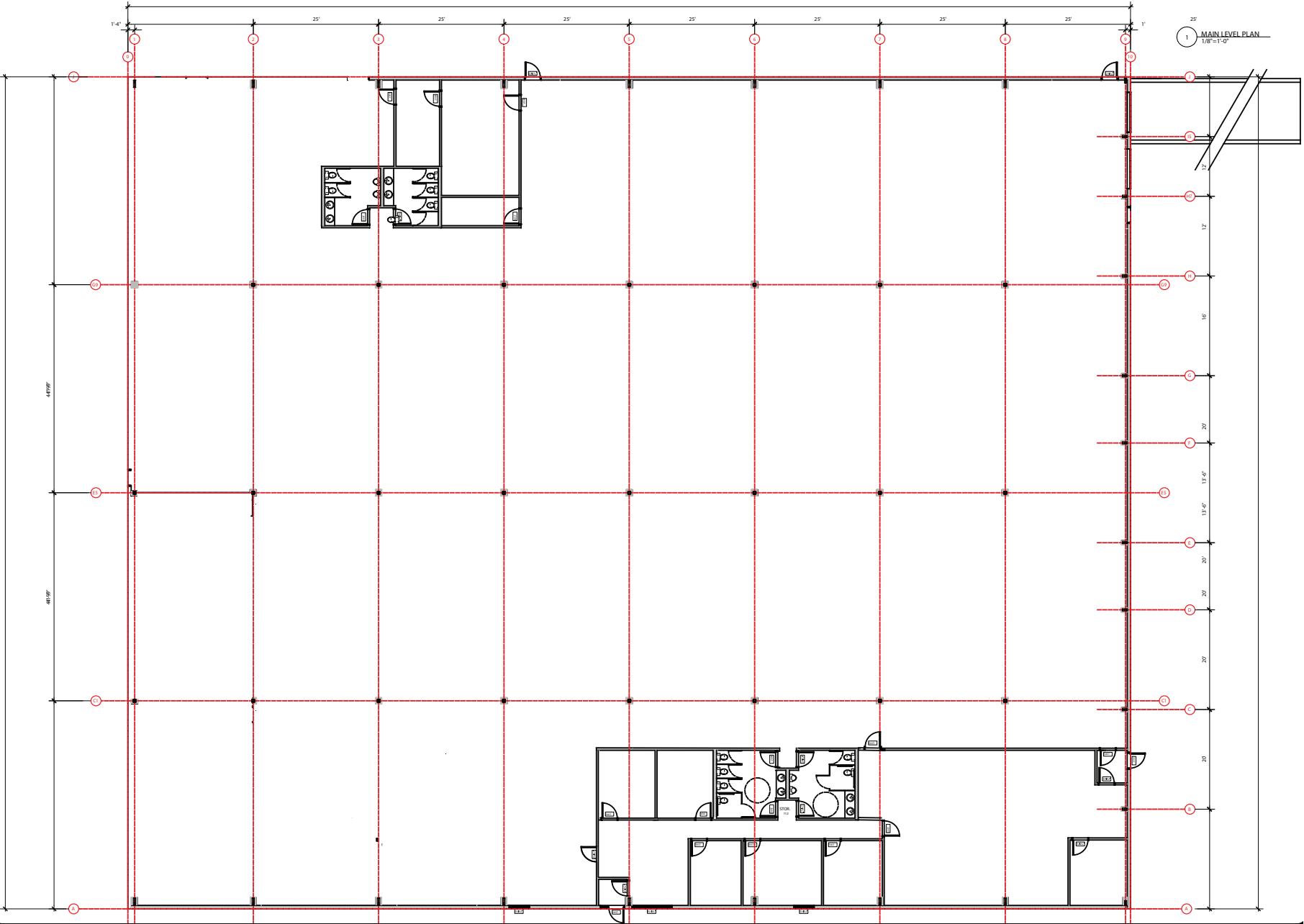
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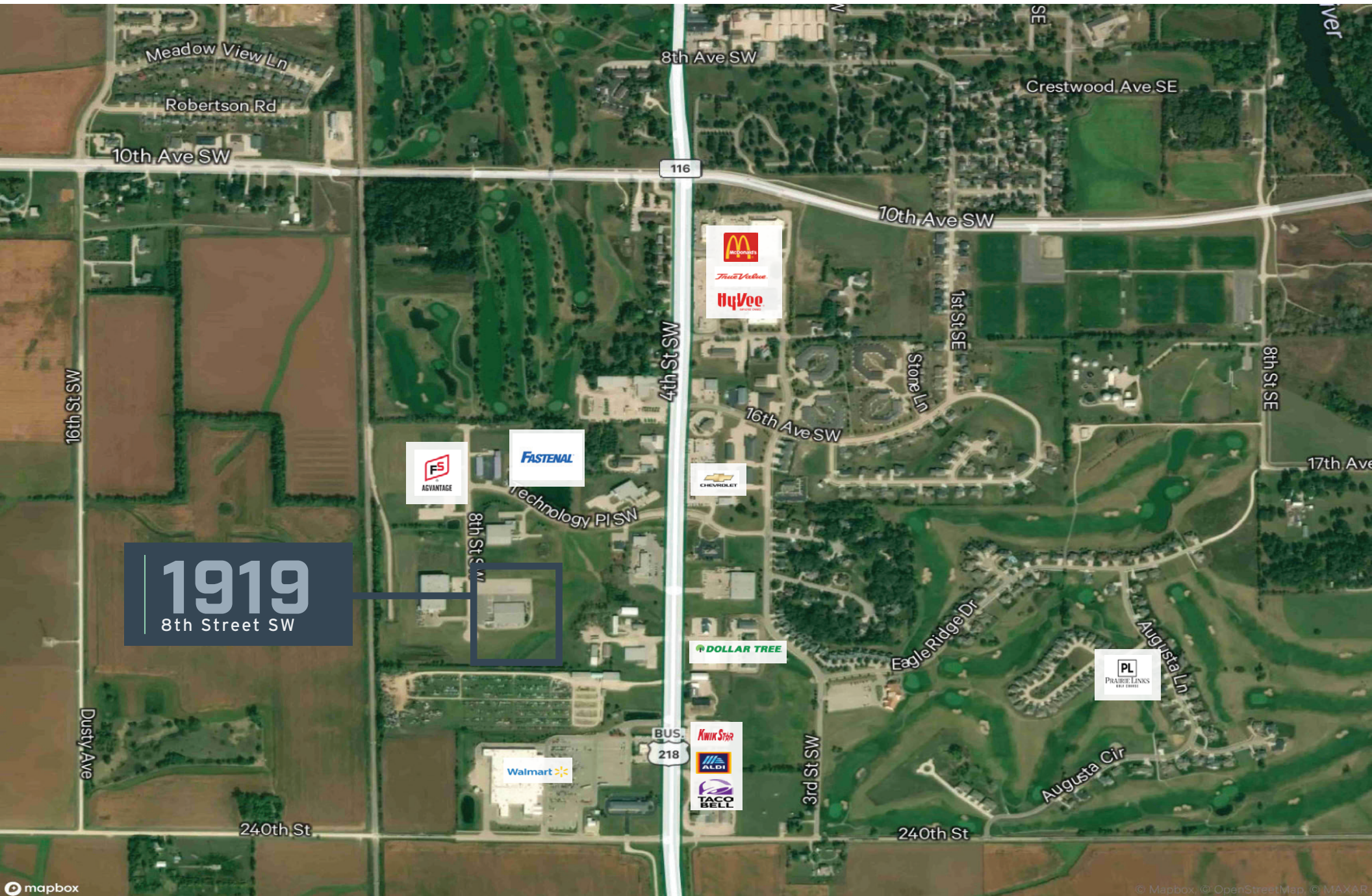


# FLOOR PLAN





# LOCATION





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## CONTACT

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