



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

701
Technology Place
Waverly, Iowa

CBRE



PROPERTY OVERVIEW

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.

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

AVAILABLE FOR SALE

- 27,031 SF

3,379 SF OF OFFICE

- One Break room
- Private Offices

ASKING PRICE

- Negotiable

LEASE RATE

- \$3.75 NNN

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

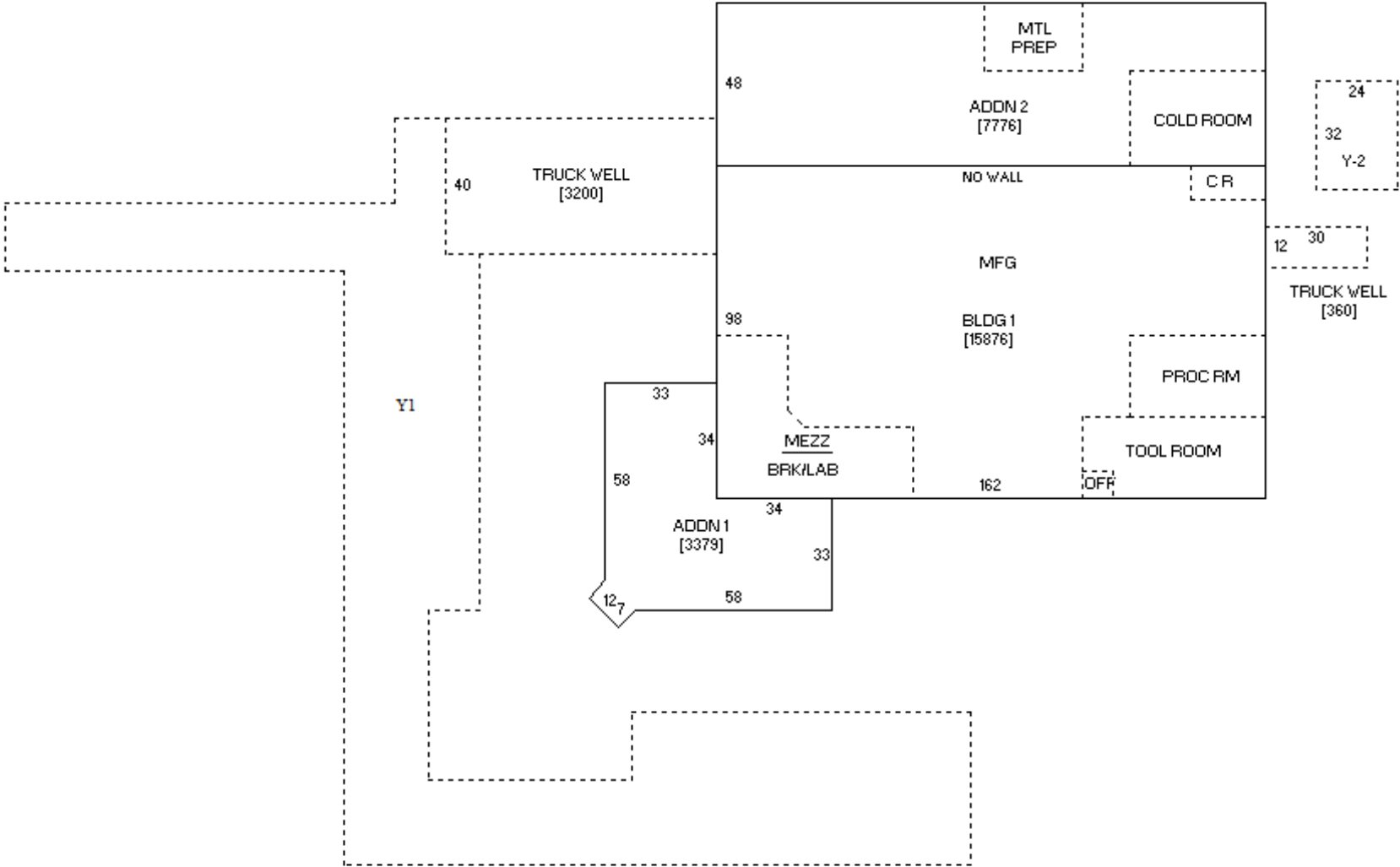
WAREHOUSE



OFFICE SPACE



FLOOR PLAN

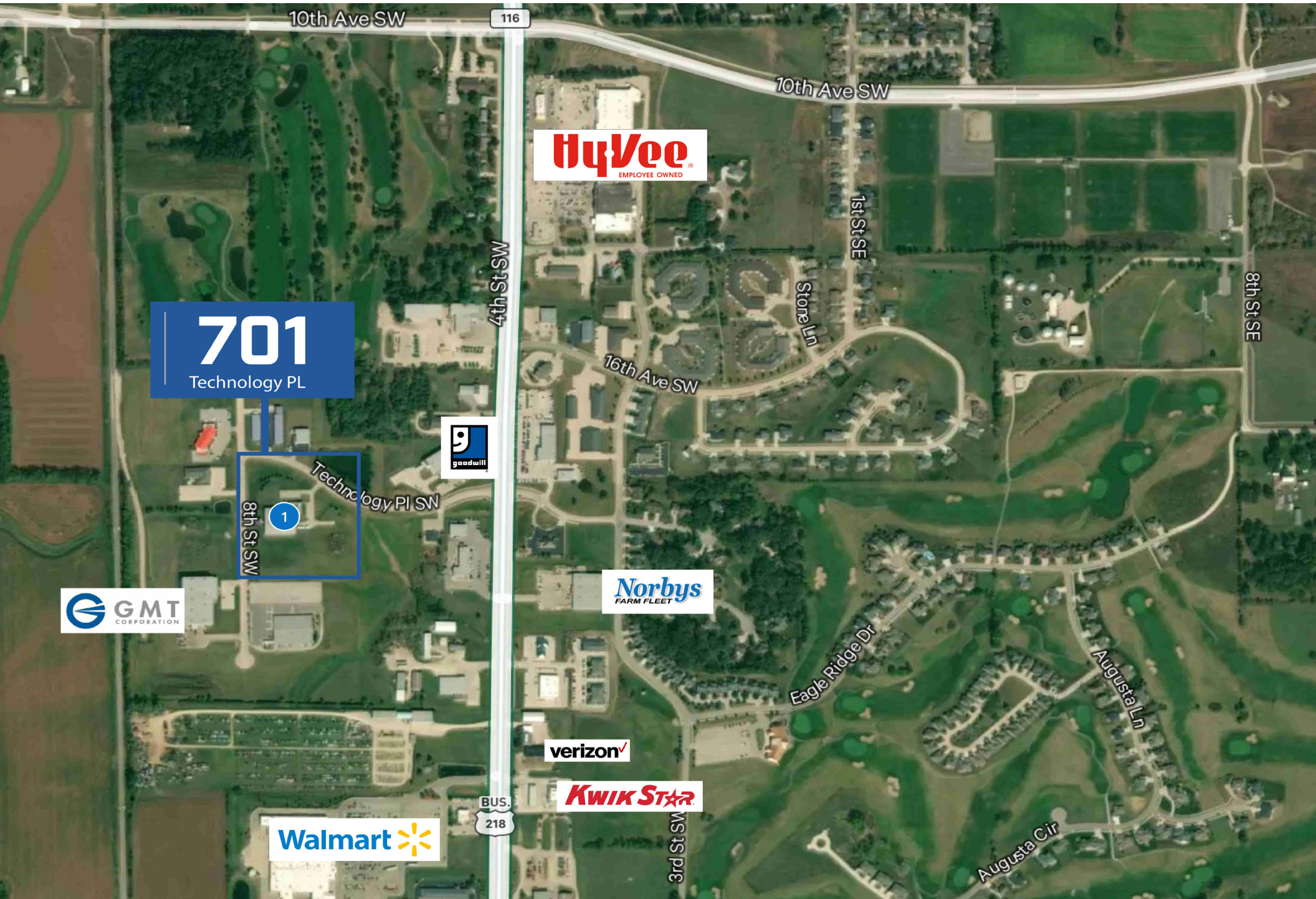


DRONE SHOT



701 TECHNOLOGY
PLACE

LOCATION



701

Technology Place



CONTACT

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