

Coupal Markou

Commercial Real Estate Inc., Brokerage

For Sale

An aerial photograph of a large, single-story industrial building with a grey brick facade and a dark, gravel-covered roof. The building has several large white roll-up doors along its side. To the left of the building is a paved parking lot with yellow markings, containing several cars and a white van. To the right is a grassy area with some trees and a small landscaped garden. In the background, there are other industrial buildings and a large lot filled with various materials and equipment. A red sign on the side of the building reads "HICK'S LAQUETTE".

MULTI-TENANT INDUSTRIAL BUILDING

632 COLBY DRIVE, WATERLOO

MULTI-TENANT INDUSTRIAL BUILDING

PROPERTY DESCRIPTION

SIZE: BUILDING - 16,000 SQ FT
LAND - 1.003 ACRES

LOCATION: SITUATED ON COLBY
DRIVE, JUST OFF NORTHFIELD
DRIVE WEST NEAR HIGHWAY 85

POSSESSION: IMMEDIATE WITH
TENANTS

OPPORTUNITY: THIS TURNKEY
ASSET DELIVERS STABLE CASH
FLOW FOR INVESTORS OR ALLOWS
AN OWNER-OCCUPIER TO OCCUPY A
PORTION OF THE BUILDING WITH
BUILT-IN INCOME

ZONING: E3-27

OFFERING PRICE: \$5,120,000

PROPERTY TAXES: \$34,060.88 -
2025

NINE UNITS RANGING FROM 1,000
TO 4,000 SQ FT, ALL FULLY LEASED.



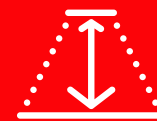
65 ON-SITE
PARKING
STALLS



16 FT
CLEAR
CEILING
HEIGHT



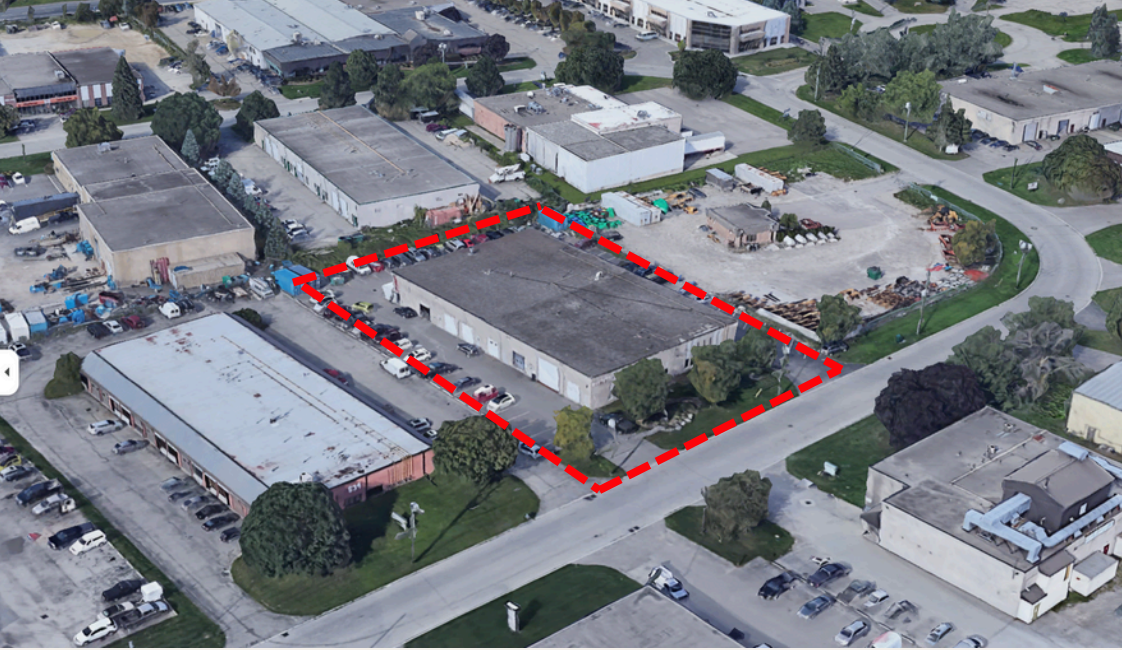
FRONTAGE
180.11 FT



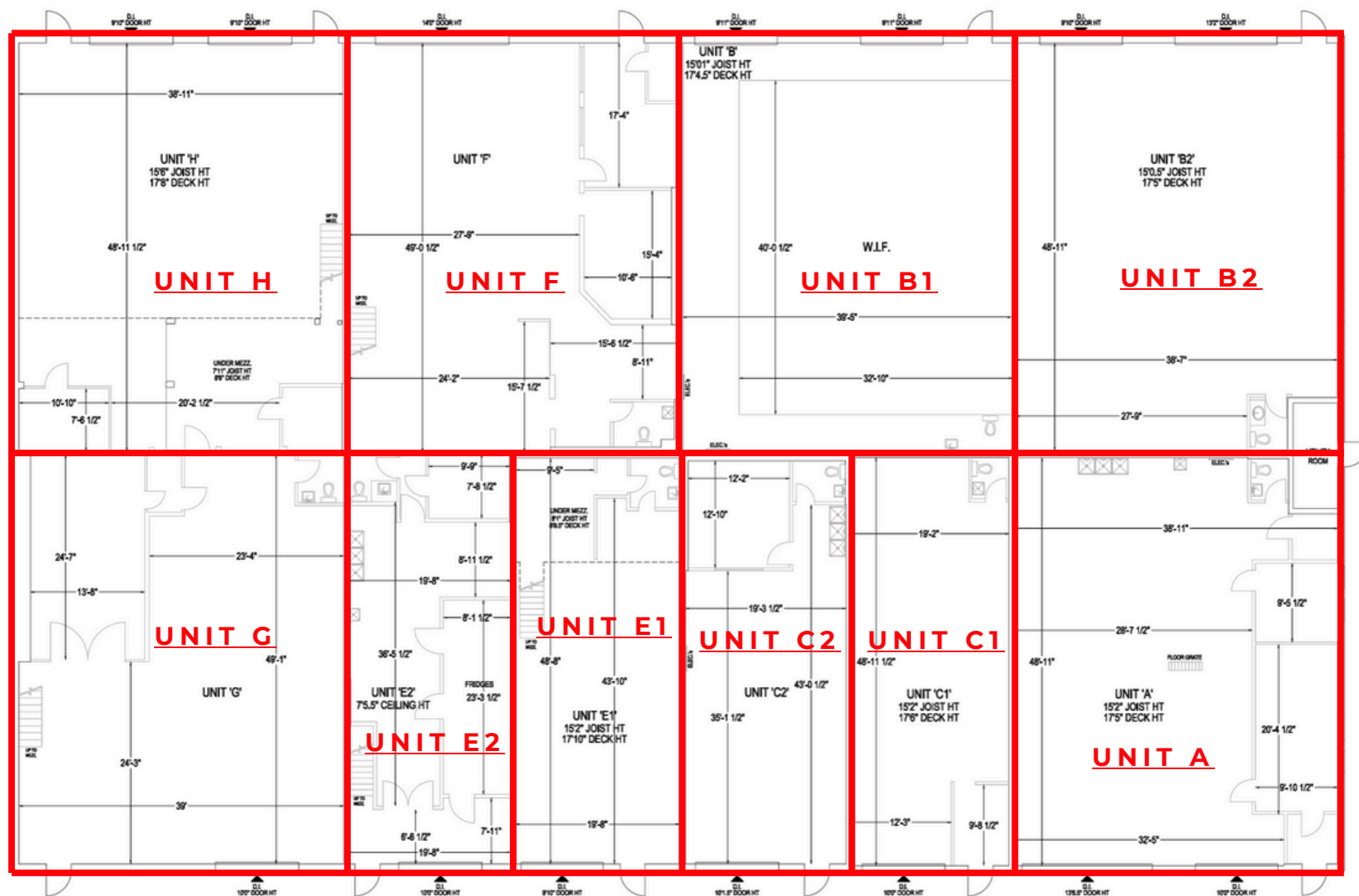
DEPTH
249.61FT

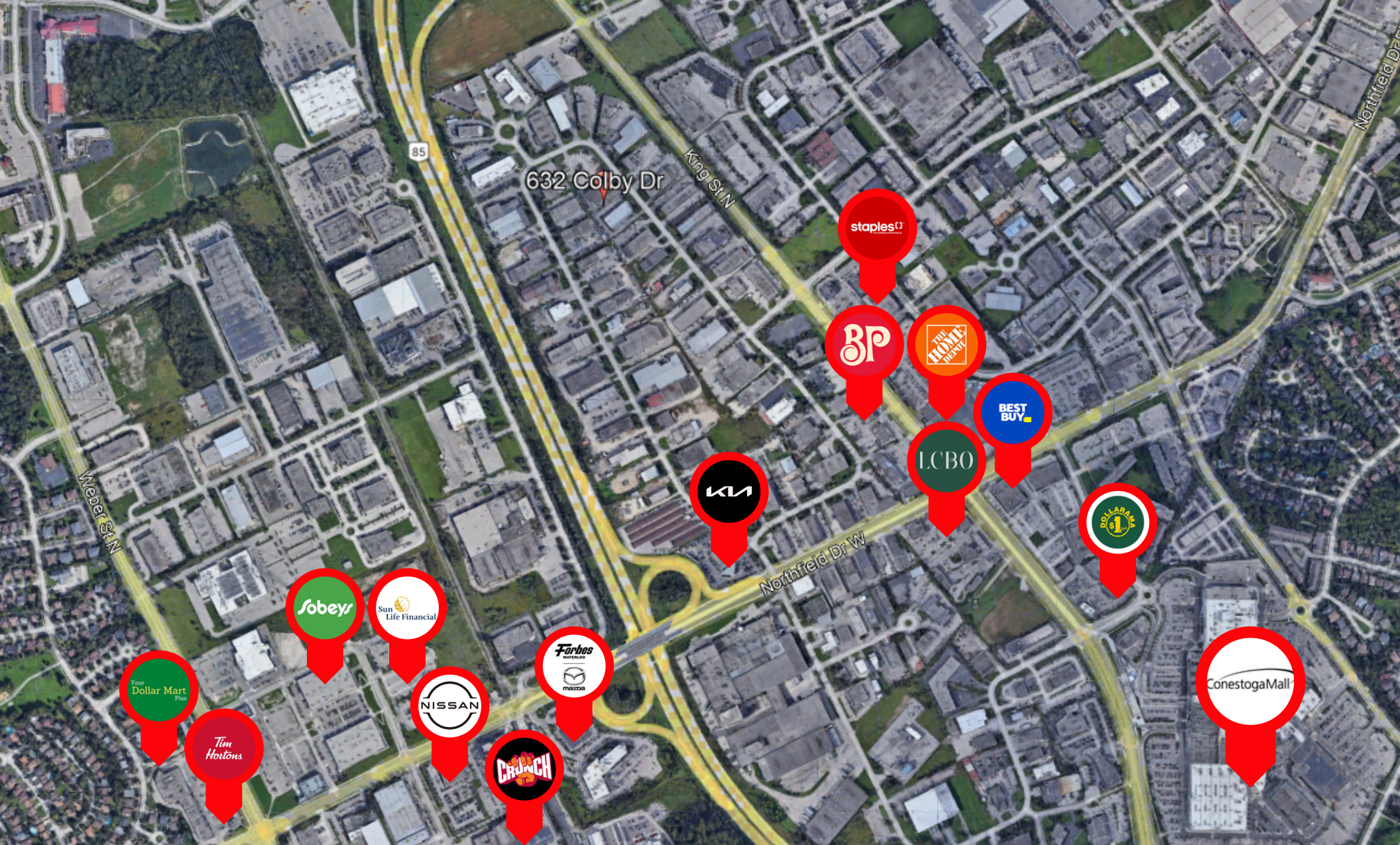


2-3
MINUTES
TO HWY 85



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BROOKS WAY
BROKER

☎ 519-742-7000 X 112

✉ BROOKS@COUPALMARKOU.COM

THEO PAPADOPOULOS
SALES REPRESENTATIVE

☎ 519-742-7000 X 103

✉ THEO@COUPALMARKOU.COM

PETER KRUSCHEN
SALES REPRESENTATIVE

☎ 519-742-7000 X 106

✉ PETER@COUPALMARKOU.COM