

Cedar Valley Crossing New Construction

3460 Marnie Ave
Waterloo, Iowa
www.cbre.com/desmoines

High Cube Industrial Building

CBRE is pleased to exclusively offer for Lease this newly constructed building at the Cedar Valley Crossing Building # 2.

Available Building

- + 83,400 SF light industrial/warehouse/manufacturing space
- + 10,000 SF Bay Minimum
- + Zoned M1
- + 50' x 50' Columns
- + Dock & Drive-in
- + Outside storage possible
- + Lot size and build is expandable

Site Features

- + Easy access and visibility from Hwy 20 & Hwy 63 (Sargent Rd.)
- + Construction completed in Q3 2024
- + Occupancy: August 2024



Contact Us

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Licensed in the State of Iowa

Salient Data

- + 85,000 SF Building
- + Zoned M1
- + Steel frame beam dimensions : 50' x 50'
- + 28'-30' clear
- + Concrete sidewalls
- + LED lighting throughout
- + Dock and Drive-in access available
- + Outdoor Storage Permitted
- + Secured storage areas available
- + Minimum demised space is 10,000 SF
- + Regional water detention within the park versus on-site requirements of other locations
- + TIF available
- + City water/sewer/roadways services
- + Spaces/ buildings can be build- to-suit
- + Excellent access, signage and visibility from Hwy 20

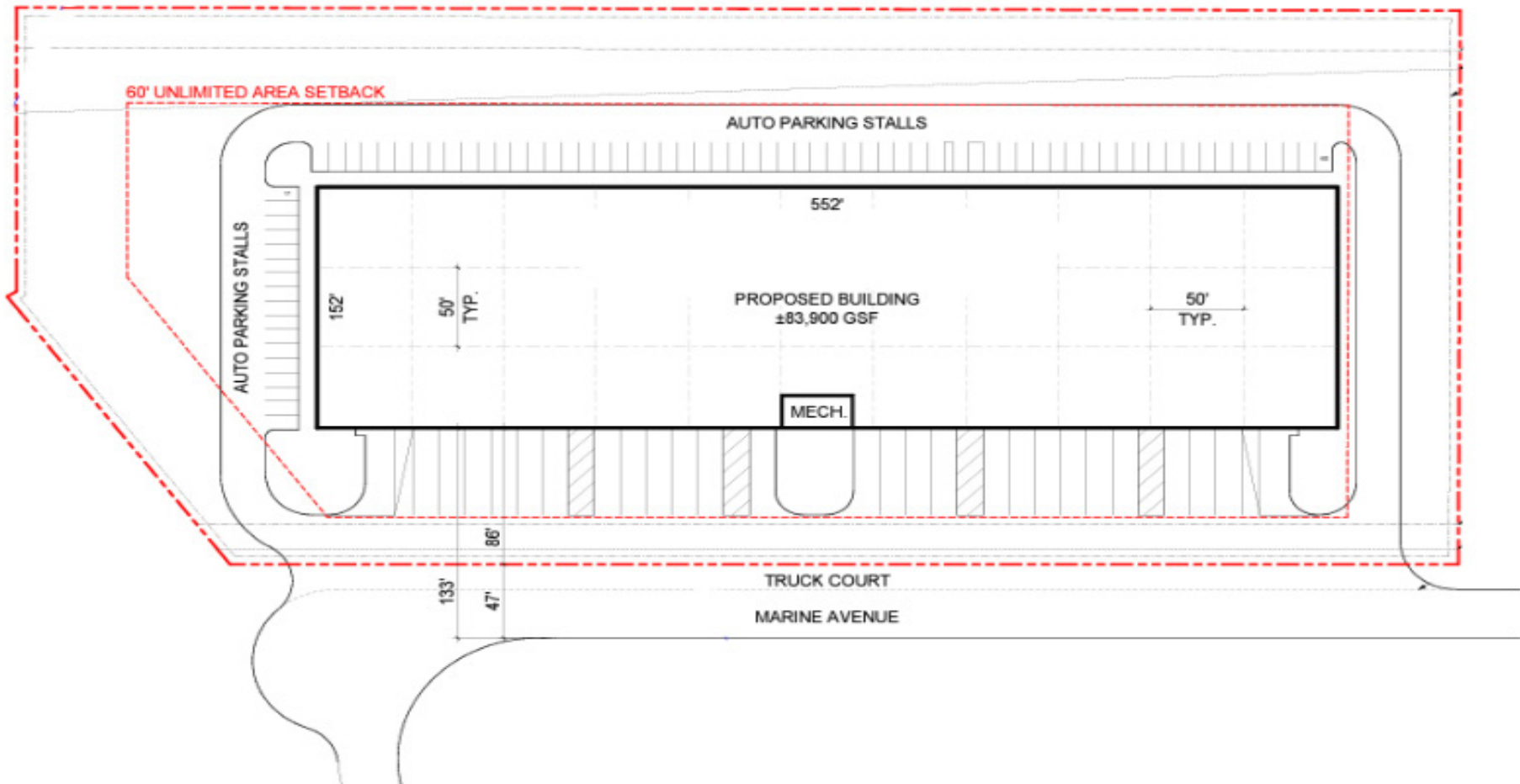
City	Dist. In Miles	Est. Travel Time
Kansas City, KS	321	4.95 Hrs.
Chicago, IL	302	5.1 Hrs.
Des Moines, IA	131	2.0 Hrs.
Minneapolis, MN	218	3.2 Hrs.



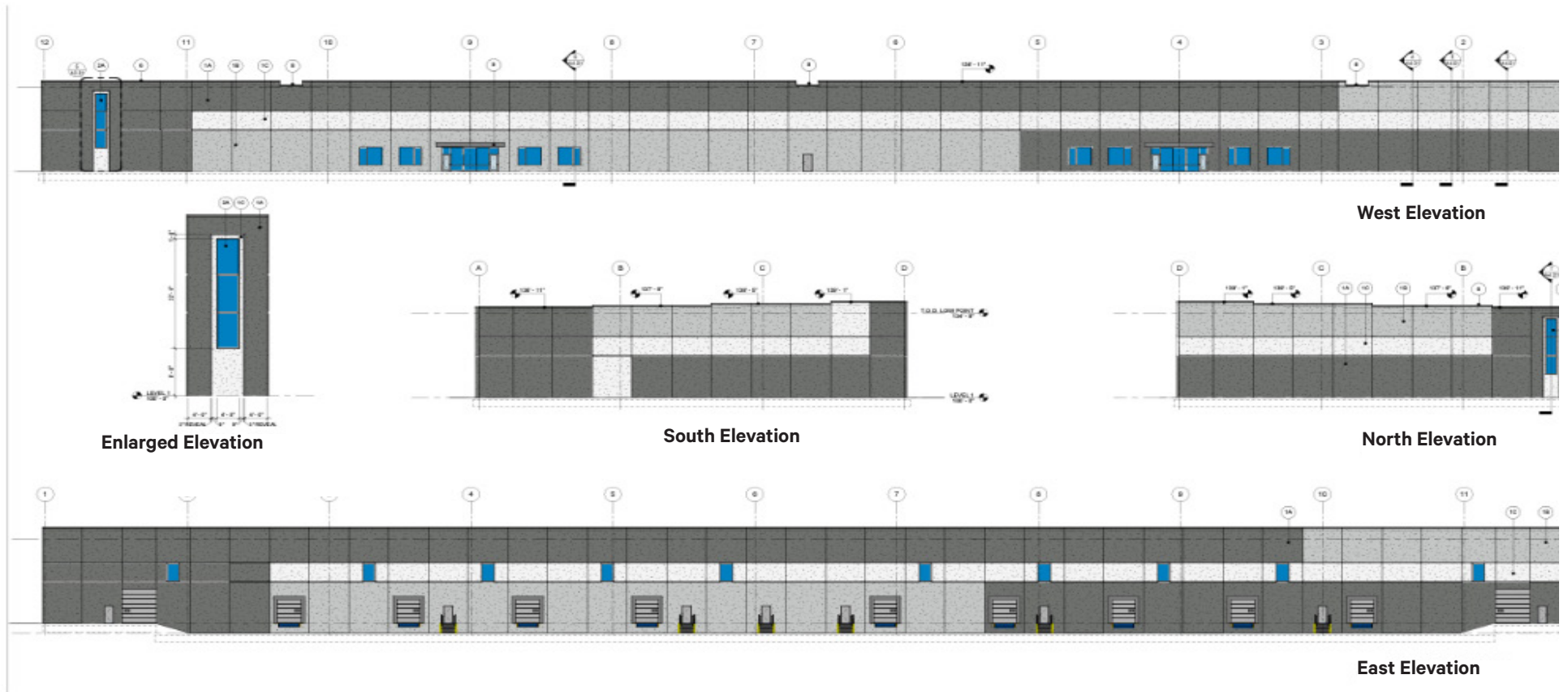




Floor Plan



Evaluation





\$307,706
Average new home
2,000 square feet



\$788
Average 2-bedroom
apartment



Groceries on average
cost **13.5%** less in the
Cedar Valley

Source: 2016 Annual Average Cost of Living Index



POPULATION

2023 Population - Current Year Estimate	33,350
2028 Population - Five Year Projection	33,228
2020 Population - Census	33,461
2010 Population - Census	32,674
2020-2023 Annual Population Growth Rate	-0.10%
2023-2028 Annual Population Growth Rate	-0.07%



HOUSEHOLDS

2023 Households - Current Year Estimate	14,647
2028 Households - Five Year Projection	14,702
2010 Households - Census	14,111
2020 Households - Census	14,612 93.0%
2020-2023 Compound Annual Household Growth Rate	0.07%
2023-2028 Annual Household Growth Rate	0.07%
2023 Average Household Size	2.25



HOUSEHOLD INCOME

2023 Average Household Income	\$87,803
2028 Average Household Income	\$98,579
2023 Median Household Income	\$64,247
2028 Median Household Income	\$71,441
2023 Per Capita Income	\$38,697
2028 Per Capita Income	\$43,775



HOUSING UNITS

2023 Housing Units	15,858
2023 Vacant Housing Units	1,211 7.6%
2023 Occupied Housing Units	14,647 92.4%
2023 Owner Occupied Housing Units	10,117 63.8%
2023 Renter Occupied Housing Units	4,530 28.6%



EDUCATION

2023 Population 25 and Over	23,816
HS and Associates Degrees	14,496 60.9%
Bachelor's Degree or Higher	8,313 34.9%



PLACE OF WORK

2023 Businesses	1,265
2023 Employees	23,599

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