



## Class A manufacturing space available

- Freestanding industrial facility for lease
- 23,627 sf of warehouse or manufacturing facility with excess land for parking or potential building expansion
- Truck and oversized drive-in loading doors



23,627 sf space



2.83 acres



Accessible by GRT

### Get more information

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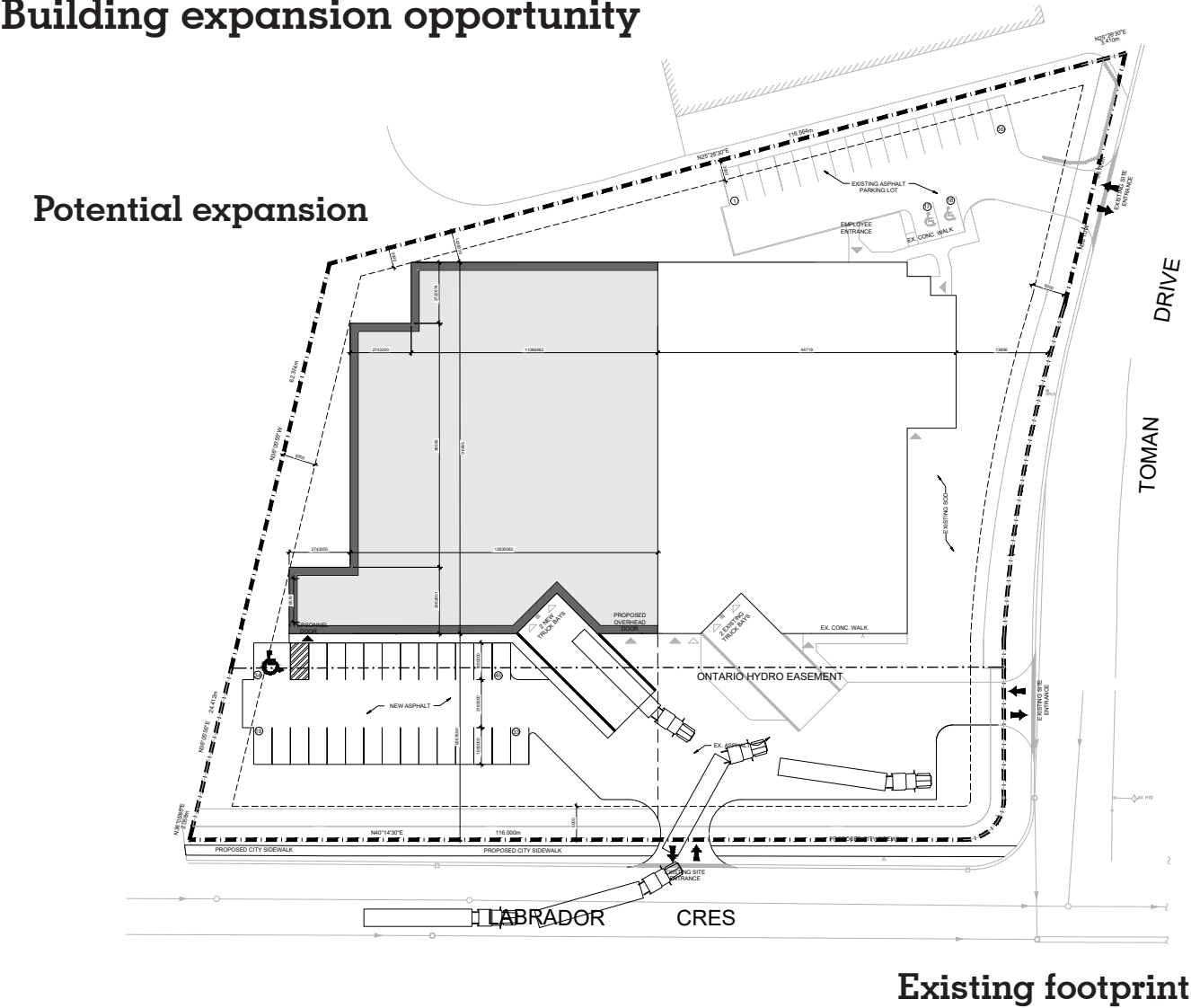
## Industrial for lease

215 Toman Drive, Waterloo





Building expansion opportunity



Opportunity overview

Building size	23,647 sf	Parking	Ample onsite
Land area	2.83 acres	Transit access	Routes #6, #31, #202
Zoning	E1 - Employment	Asking rate	\$15 NNN
Shipping	2 truck level / 1 drive-in	Additional rent	\$5 (estimated)
Clear height	22 feet		



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