

# South Waterloo Business Park

Hwy 20 & Ansborough Ave  
Waterloo, Iowa

135,000 SF Building



## Contact Us

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Licensed in the State of Iowa

**South Waterloo Business Park**  
Hwy 20 & Ansborough Ave | Waterloo, Iowa

# Property Overview

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## 135,000 SF Building

CBRE is pleased to exclusively offer for Lease the prospect building in Waterloo, Iowa.

### Available Building

- + 135,000 SF light industrial/  
warehouse/manufacturing space
- + Zoned M1
- + 32' Clear
- + Dock & Drive-in
- + Outside storage permitted

### Site Features

- + Excellent access and visibility to Hwy 20
- + Construction to begin in 2025



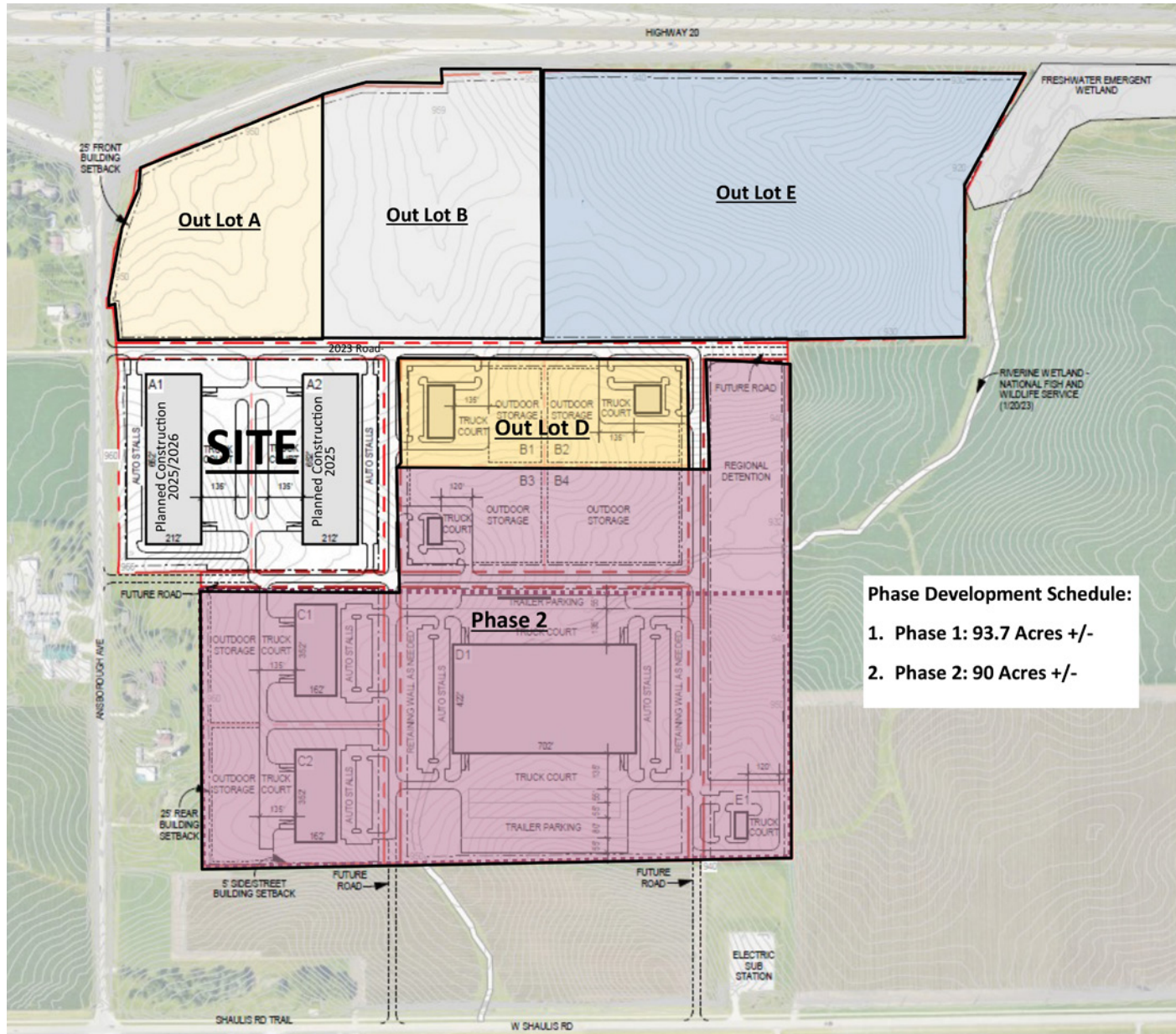
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# Salient Information

SIZE	135,000 SF Building
ZONING	Zoned M1
FRAMING	Steel frame beam dimensions : 50' x 50'
BAY SIZE	60' Speed Bay
CEILING HEIGHT	Minimum 32' clear
WALLS	Concrete sidewalls
LIGHTING	LED lighting throughout
DRIVE-IN DOORS	Dock and Drive-in access available
STORAGE	Outdoor Storage Permitted
Building	Secured storage areas available
SPACE	Minimum demised space is 10,000 SF
UTILITIES	City water/sewer/roadways services
BUILD	Spaces/ buildings can be build- to-suit



# Site Plan



# Site Aerial



# Location



# Demographics



## Education

	3 Mile	5 Mile
2023 Population 25 and Over	24,069	53,575
HS and Associates Degrees	62.0%	64.5%
Bachelor's Degree or Higher	31.2%	28.0%

## Population

	3 Mile	5 Mile
2023 Population - Current Year Estimate	34,341	76,710
2028 Population - Five Year Projection	34,089	76,311
2020-2023 Annual Population Growth Rate	-0.18%	-0.18%

## Households

	3 Mile	5 Mile
2023 Households - Current Year Estimate	14,911	33,294
2028 Households - Five Year Projection	14,918	33,414
2023-2028 Annual Household Growth Rate	0.01%	0.07%
2023 Average Household Size	2.28	2.28

## Household Income

	3 Mile	5 Mile
2023 Average Household Income	\$81,939	\$76,392
2023 Median Household Income	\$58,237	\$55,621
2028 Average Household Income	\$92,291	\$85,759

## Housing Units

	3 Mile	5 Mile
2023 Housing Units	16,249	36,471

## Place of Work

	3 Mile	5 Mile
2023 Businesses	1,025	3,000
2023 Employees	19,342	52,483

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