

3050 WAGNER RD

Waterloo, Iowa

INDUSTRIAL/COMMERCIAL WAREHOUSE WITH OFFICES

-  23,065 SF Total Building Area
-  Two Separate Buildings (1962, 1965)
-  3.05 Acres (132,858 SF)
-  Sprinklered Main Warehouse

 Jared@hottlerealestate.com



One Realty Centre

\$1,100,000

Lease Option: \$4.50/SF NNN

Exclusively Marketed By

Jared Hottle

 www.hottlerealestate.com

PROPERTY OVERVIEW



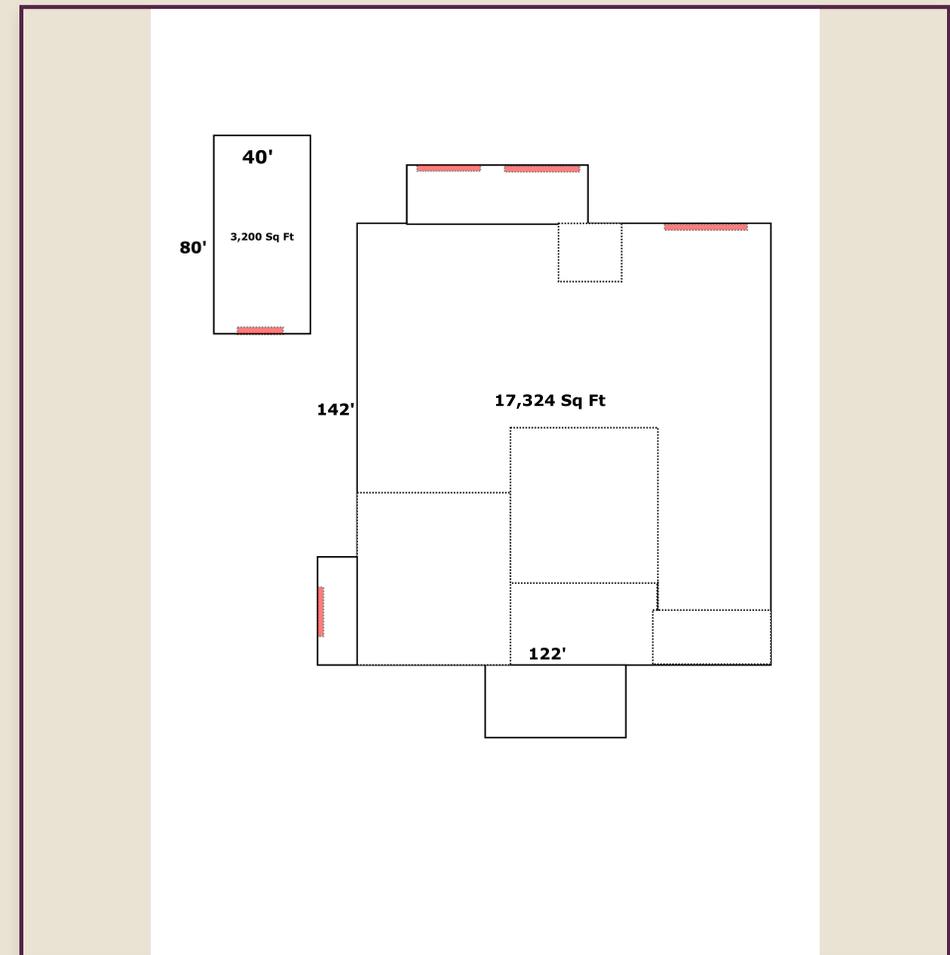
BUILDING SPECIFICATIONS

- 📍 **Address:** 3050 Wagner Road, Waterloo, IA 50703
- 🏠 **Total Building Area:** ~23,065 Square Feet
- 📅 **Year Built:** 1962, 1965 (multiple buildings)
- 🏭 **Zoning:** M2 - Manufacturing
- 📏 **Land Area:** 3.05 Acres (132,858 SF)

BUILDING BREAKDOWN

- 🏠 **Building 1 (1962):** 19,865 SF total
 - Main Warehouse: 17,324 SF
 - Office Area: 984 SF
 - Warehouse Addition: 1,197 SF
- 🏠 **Building 2 (1965):** 3,200 SF warehouse

FLOOR PLAN



Commercial Property Floor Plan - ~23,065 Square Feet Total
Building 1: 19,865 SF | Building 2: 3,200 SF | Multiple OH doors for logistics

Currently configured as a machine shop, the property will be delivered vacant at closing, ready for immediate occupancy or reconfiguration.

CONFIGURATION

- Two separate structures offering flexible layout options
- 19,865 SF total including main warehouse (17,324 SF), office (984 SF), and addition (1,197 SF)
- 3,200 SF warehouse with separate access
- 360 SF additional storage space

INFRASTRUCTURE & SYSTEMS

- Updated Fire Life Safety equipment with sprinkler system throughout main warehouse
- Newer HVAC systems with modern temperature regulation
- 3-phase power throughout facility for industrial equipment
- Comprehensive air loop system supporting operations

OFFICE & AMENITIES

- 984 SF dedicated office area within Building 1
- Dedicated employee area for meals and breaks
- Meeting space and offices for client/team discussions
- Additional workspace stations throughout facility

CONNECTIVITY & ACCESS

- Fiber optic and coax connections for high-speed internet/phone
- Overhead doors sized 8x8, 9x10, and 8x12
- 3.05-acre lot with ample space for future growth



Main Warehouse Space - Open Layout with High Ceilings



Storage Area with Shelving and Inventory Management



Multiple Overhead Doors for Convenient Loading/Unloading

LOCATION & MARKET ADVANTAGES



STRATEGIC POSITIONING

- 🏭 **Wagner Road/ Airline Highway Corridor:** Established industrial area with strong business presence
- 🚗 **High Traffic Location:** Corner property with **6,000 cars per day** exposure
- 📍 **Dual Access Points: Convenient access from both Airline Highway and Wagner Road**, offering operational flexibility and multiple entry/exit options
- 📶 **Visibility:** Road frontage for signage and business identification
- 🚚 **Logistics:** Truck-friendly circulation for shipping/receiving near Highway 218 and Highway 63. Railroad and Airport Nearby
- 🌊 **Flood Zone:** Property requires flood insurance (buyer to verify)

MARKET HIGHLIGHTS

- 🏭 **Industrial Demand:** Strong market for warehouse/manufacturing
- 💰 **Additional Income Potential:** Billboard revenue share opportunity
- 🏘️ **District:** Airline Highway Industrial Park
- 🏠 **Zoning:** M2 - suitable for wide range of business operations



Property frontage with ample parking and loading access

INVESTMENT HIGHLIGHTS & FINANCIAL SUMMARY



ASKING PRICE

\$1,100,000

Approximately \$47.70 per square foot on 23,065 SF

LEASE OPTION

\$4.50/SF NNN

Flexible lease terms available

FINANCIAL DETAILS

- Assessed Value:** \$598,000 (2025)
- Property Taxes:** \$15,018 (2024-2025)
- Market Position:** Below replacement cost

PROPERTY ADVANTAGES

- Scale:** 23,065 SF on 3.05 acres
- Safety:** Sprinklered main warehouse
- Flexible Layout:** Two-building configuration
- Loading:** Multiple overhead doors

VALUE-ADD POTENTIAL



Substantial storage capacity with well-organized racking systems

MARKET CONTEXT & OPPORTUNITY

This property offers exceptional potential through multiple possible scenarios: continued industrial use, multi-tenant division, owner-user with lease income potential, or comprehensive modernization. Currently operated as a machine shop, the property will be delivered vacant at closing, allowing immediate occupancy or redevelopment.

CONTACT INFORMATION



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To schedule a private showing of this versatile industrial/warehouse property in Waterloo's established Wagner Road corridor, or to request additional information about this investment opportunity, please contact me directly.