

Cedar Valley Crossing

3460

Marnie Avenue

Waterloo, Iowa

CBRE



83,400 SF
For Sale or Lease

HIGH CUBE INDUSTRIAL BUILDING

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

LEASE RATE

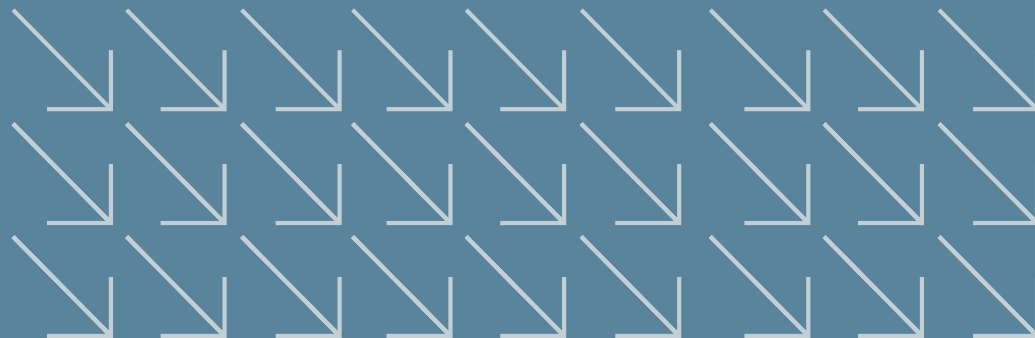
- › \$7.95 PSF

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



SALIENT DATA

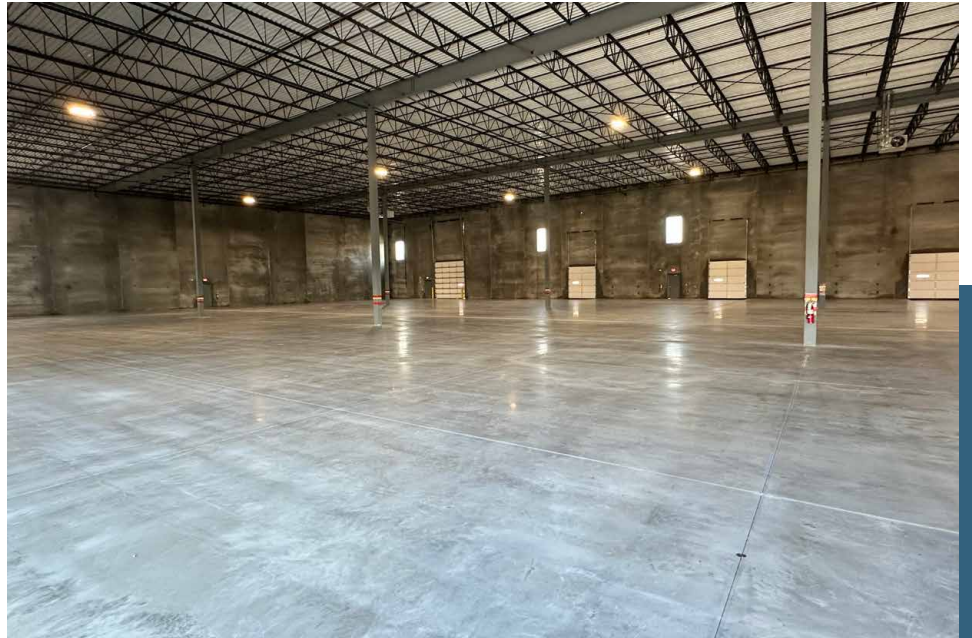
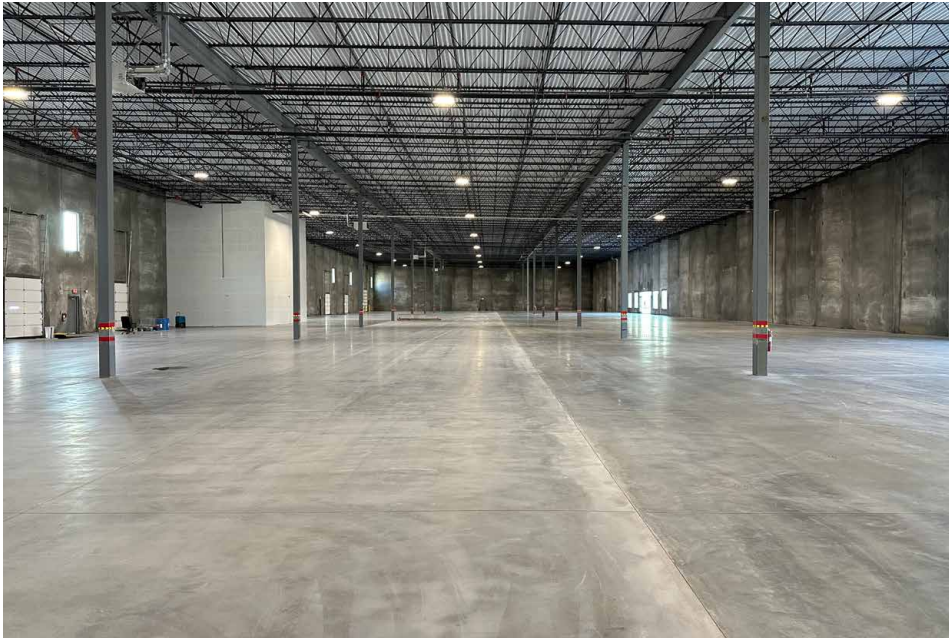
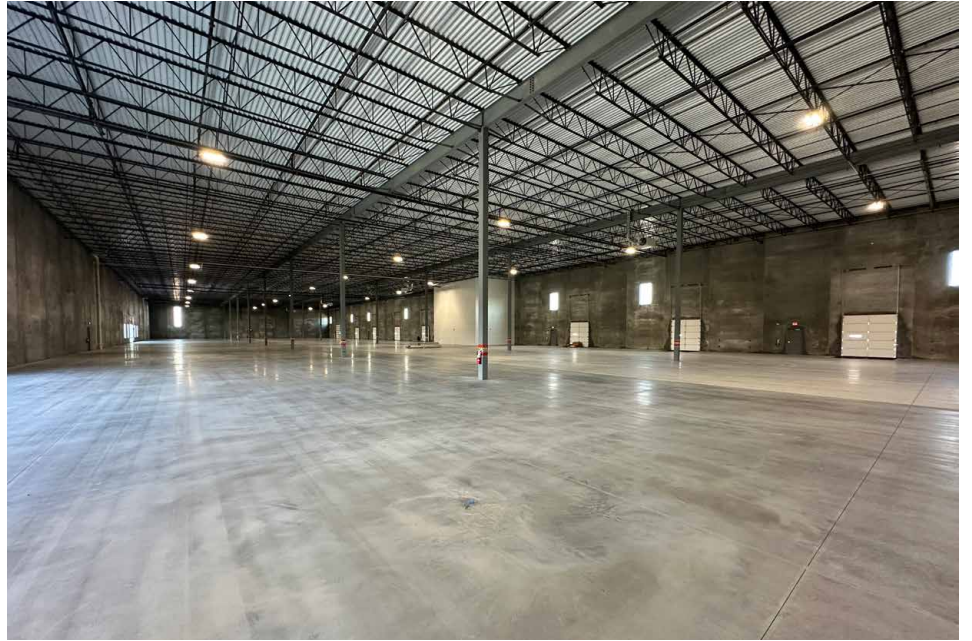
- › 85,000 SF Building
- › Zoned M1
- › Steel frame beam dimensions : 50' x 50'
- › 28'-30' clear
- › Concrete sidewalls
- › LED lighting throughout
- › Dock and Drive-in access available
- › Outdoor Storage Permitted
- › Secured storage areas available
- › Minimum demised space is 10,000 SF
- › Regional 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.

FOR SALE OR LEASE



INTERIOR PHOTOS



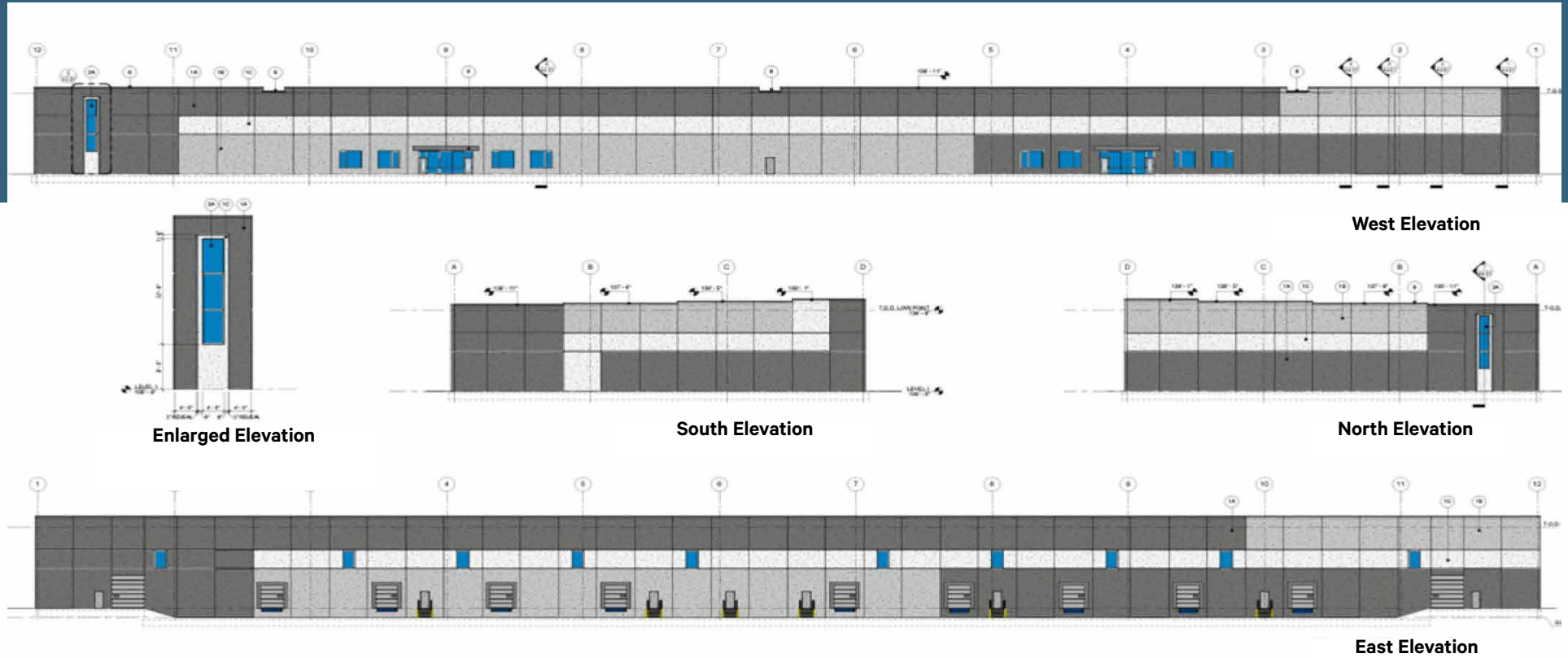
PROPERTY HIGHLIGHTS

FOR SALE OR LEASE



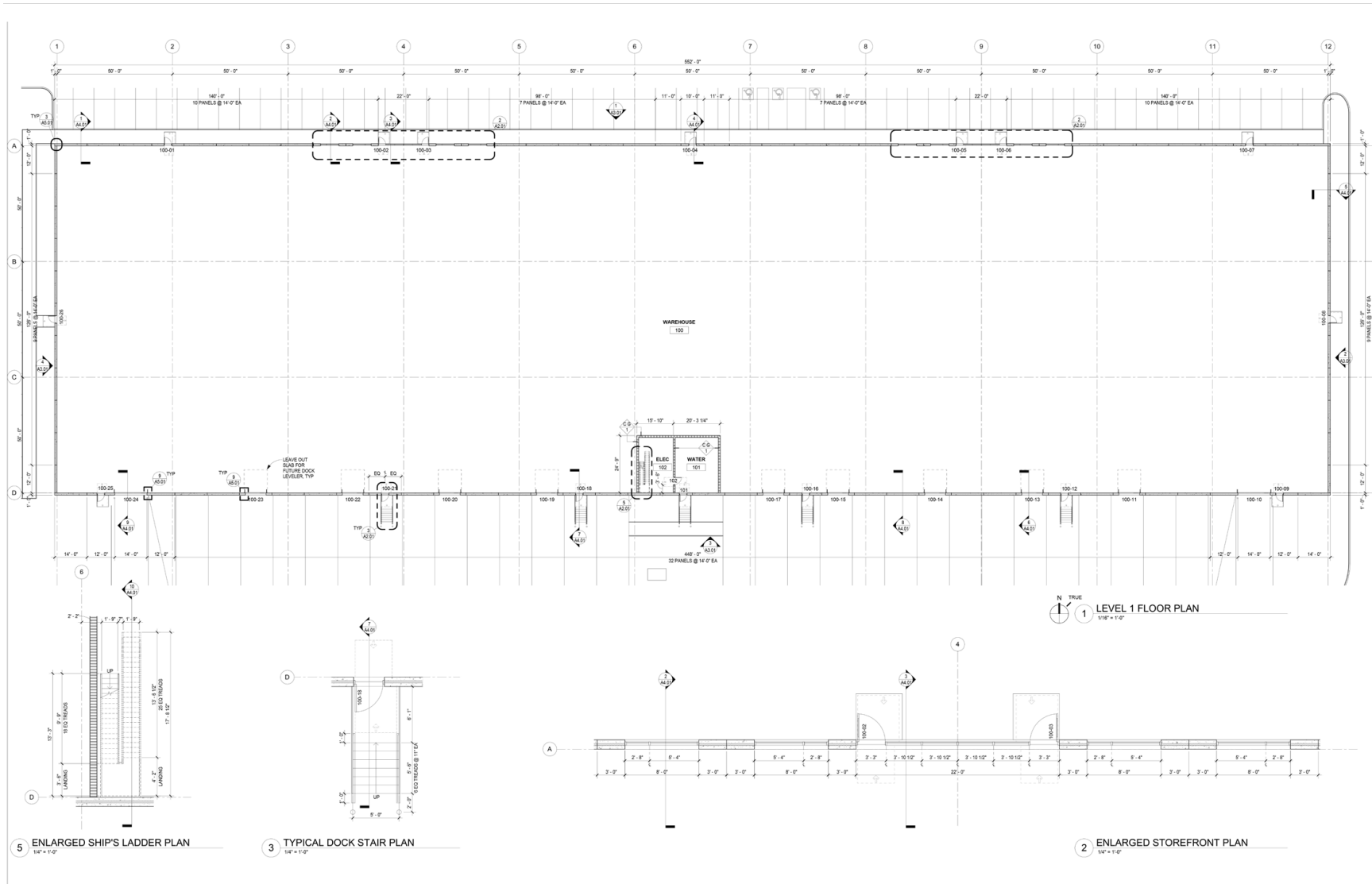
ELEVATIONS

FOR SALE OR LEASE



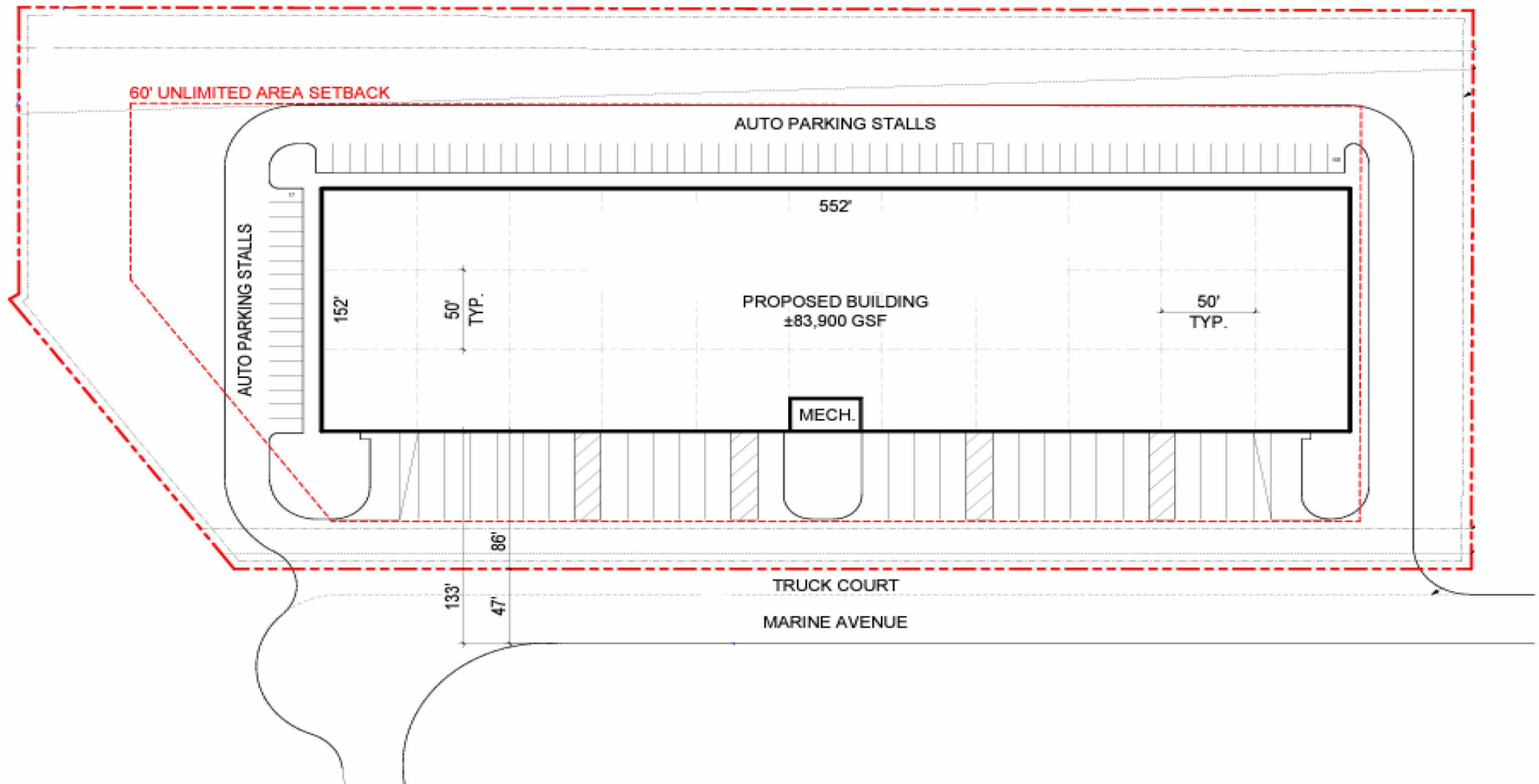
FLOOR PLAN

FOR SALE OR LEASE



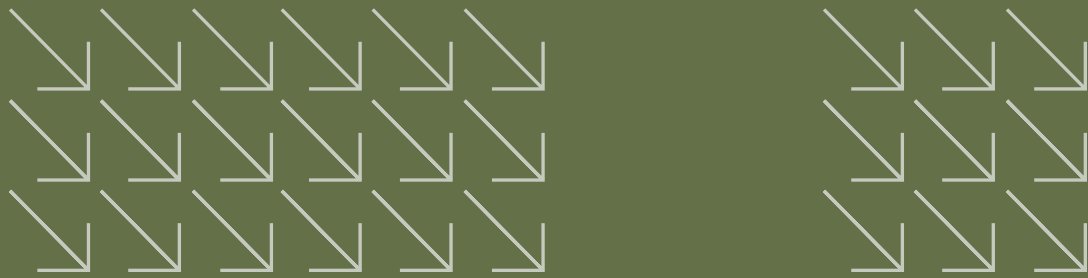
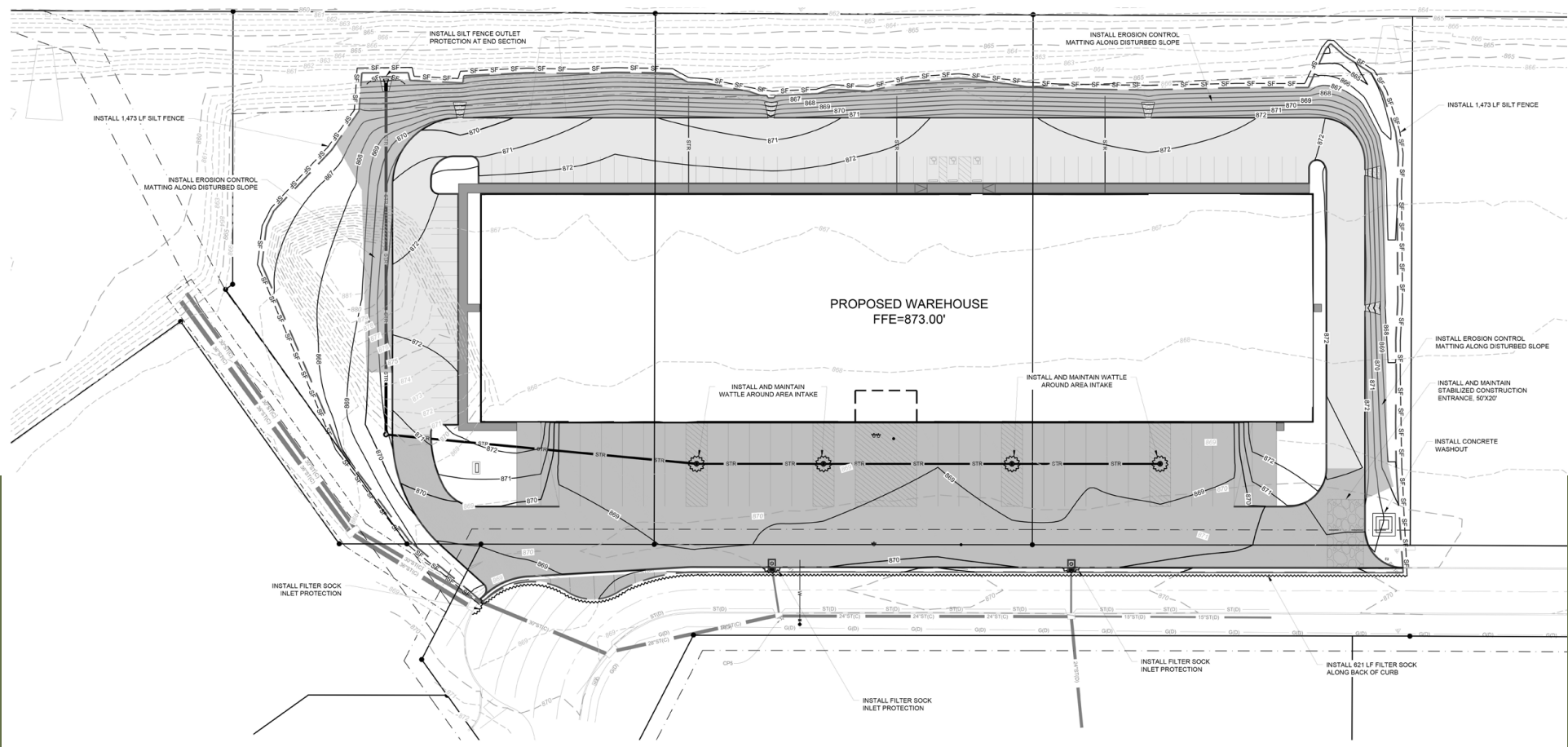
SITE PLAN

FOR SALE OR LEASE



GRADING & EROSION
CONTROL PLAN

FOR SALE OR LEASE



AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	3 MILE	5 MILES	10 MILES
POPULATION			
2024 Population	33,311	85,088	122,839
2029 Population Projection	33,301	85,140	122,819
HOUSEHOLDS			
2024 Households	14,719	35,907	51,669
2024-2029 Household Growth Rate	0.16%	0.17%	0.16%
2024 Average Household Size	2.23	2.28	2.29
HOUSEHOLD INCOME			
Average Household Income	\$88,107	\$81,380	\$85,675
Median Household Income	\$63,865	\$58,101	\$60,816
HOUSING UNITS			
Owner-Occupied Housing	9,802	22,010	33,251
Renter-Occupied Housing	4,917	13,897	18,418
PLACE OF WORK			
2024 Businesses	1,286	3,336	4,541
2024 Employees	23,242	56,840	76,719



LOCATION

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Waterloo, Iowa

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