



# WAREHOUSE FOR LEASE

Available SF: 27,031 SF

701 TECHNOLOGY PL  
WAVERLY, IA 50677

**MICHAEL GIBBS**

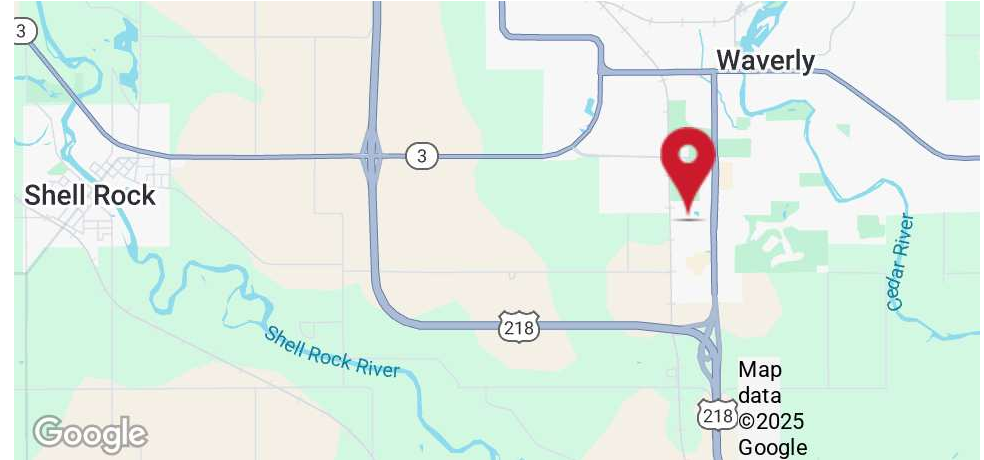
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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                             |                    |
|-----------------------------|--------------------|
| Lease Rate:                 | \$4.95 SF/yr (NNN) |
| Operating Expense Estimate: | \$2.50/SF          |
| Net Real Estate Taxes:      | \$30,974.00        |
| Building Size:              | 27,031 SF          |
| Available SF:               | 27,031 SF          |
| Lot Size:                   | 5.2 Acres          |
| Year Built:                 | 1994               |

### LOCATION OVERVIEW

Located in the Waverly Industrial Plaza just off Business Hwy 218. Within a five minute drive of the Avenue of the Saints/Hwy 218.

### PROPERTY OVERVIEW

27,031 SF tilt up concrete warehouse for lease in Waverly, Iowa, industrial park. Building consists of 23,652 SF of warehouse space and 3,379 SF of office area. The office area is in the process of being removed. This property sits on a large lot with additional outdoor area available for a qualified tenant. The warehouse area has three dock high doors and one overhead door. An additional 1.70 Ac lot to the immediate south is available and could be part of a lease of the building or sold separately.

### PROPERTY HIGHLIGHTS

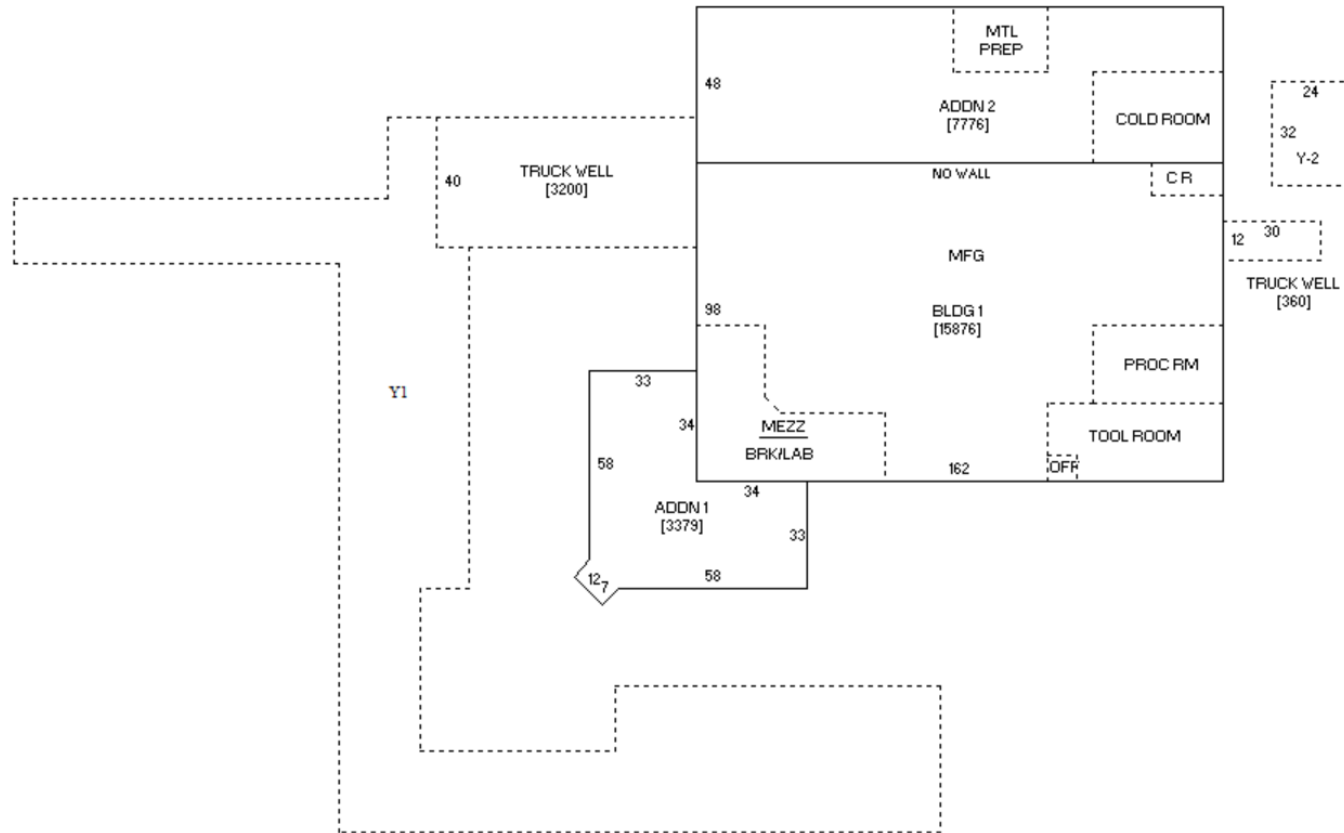
- Tilt up concrete warehouse for lease
- 3 docks; 1 overhead door

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All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.

## FLOOR PLAN



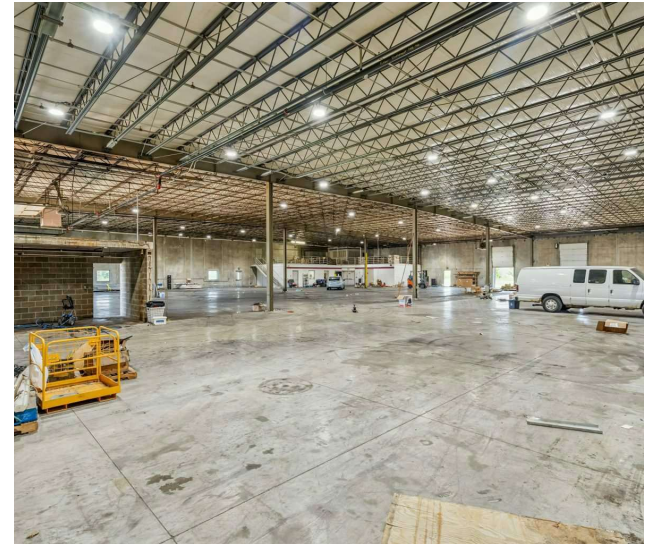
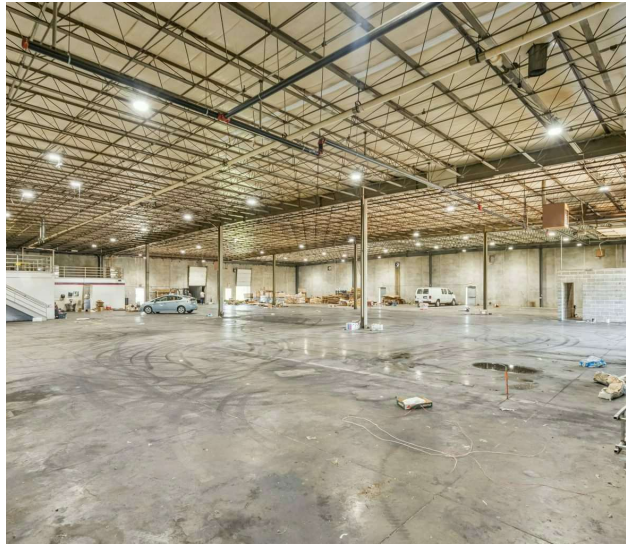
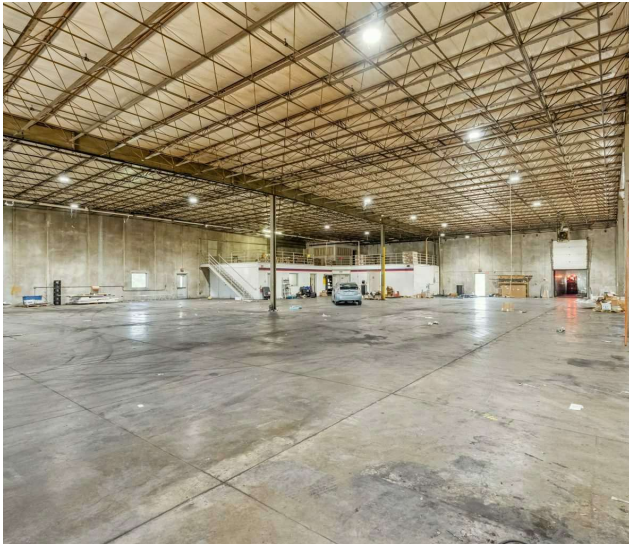
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ADDITIONAL PHOTOS



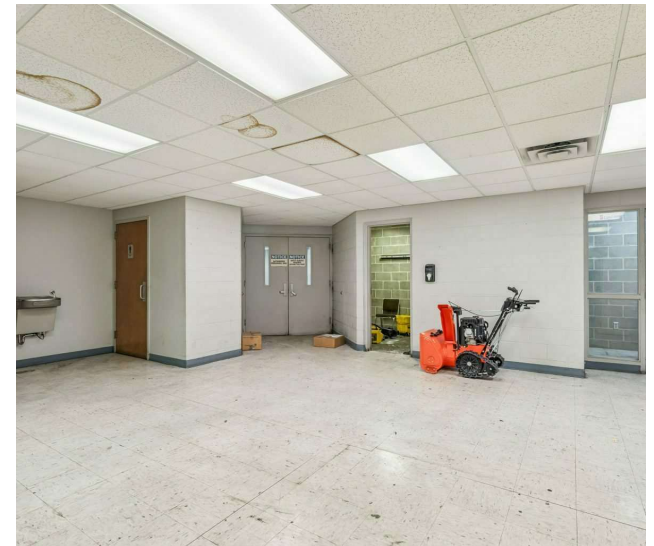
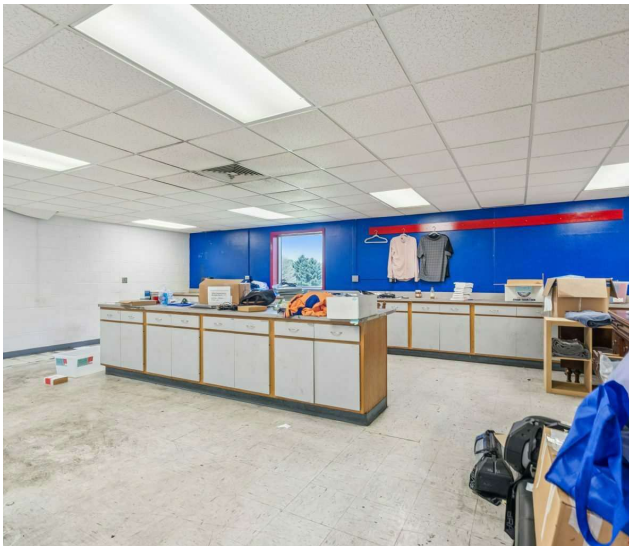
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AERIAL MAP



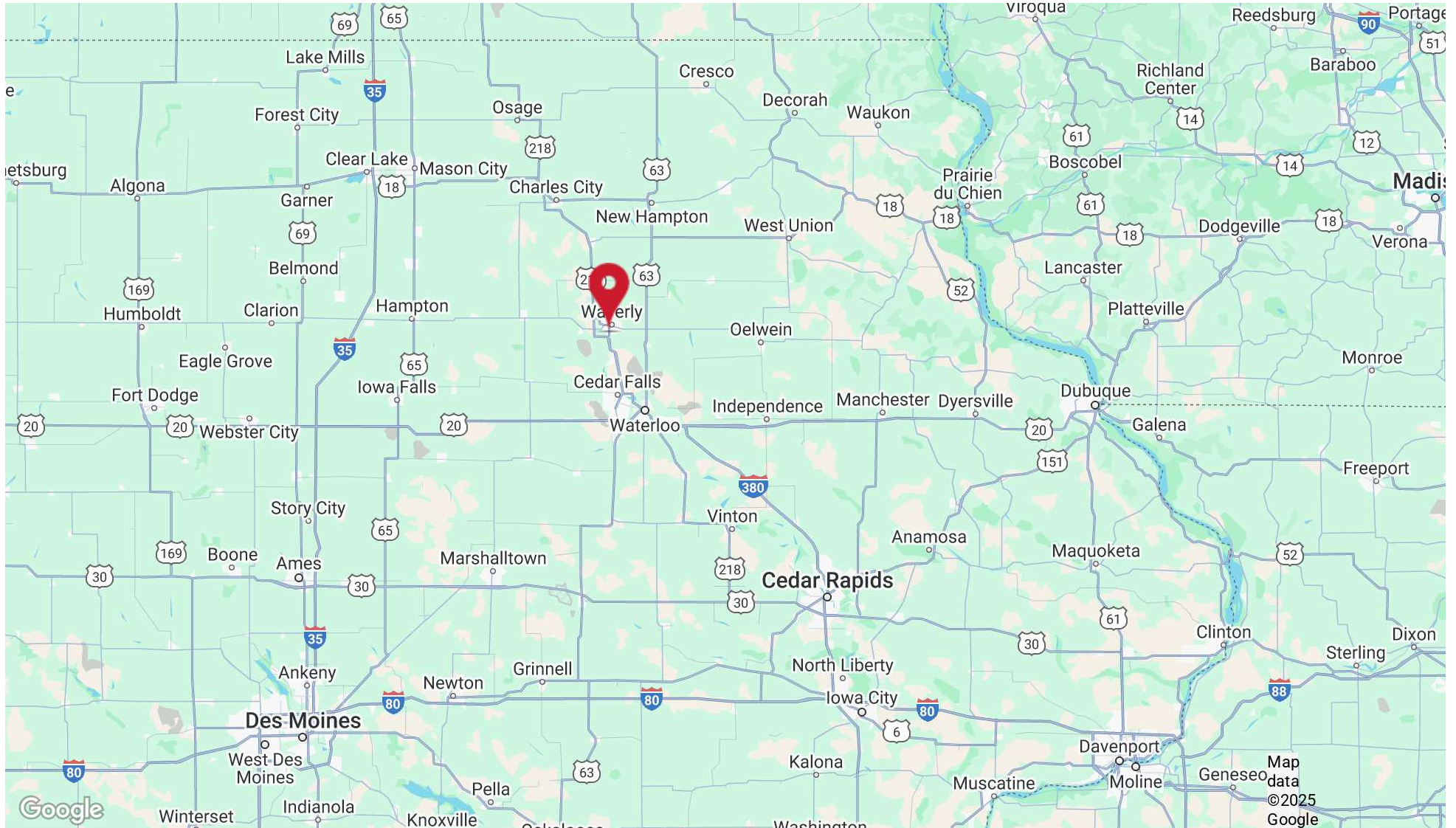
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RETAILER MAP



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## LOCATION MAP



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