

An aerial photograph of a large industrial property. The central area is a large, flat, light-brown lot containing several long, white metal buildings and numerous white and blue trailers parked in rows. To the left, there are more industrial buildings and a paved road. To the right, there is a dense line of green trees. In the foreground, a large, dark, leafy tree stands prominently. The background shows a mix of green fields and more industrial structures under a clear sky.

**9,000 SF
11 + ACRES IOS
FOR LEASE**

2862

Wagner Road

Waterloo, IA

CBRE



EXECUTIVE SUMMARY

2862 Wagner Road is a functional industrial property in Waterloo, IA, well-suited for outdoor storage users with supporting warehouse operations. The site offers ample yard area, strong utility capacity, and efficient access to regional transportation corridors. Located within an established industrial market, the property presents a compelling opportunity for users or investors seeking outdoor storage functionality with upside potential in a supply-constrained market.

PROPERTY OVERVIEW

For Lease	\$15,000 Per Month NNN
Building	9,000 SF
Office/ Mezzanine	3,280 SF
Total Acres	15.15
Outdoor Storage	11 + AC
Year Built	1998
Drive - In doors	5 2 (20' x 14') 3 (18' x 13')

INTERIORS



EXTERIORS

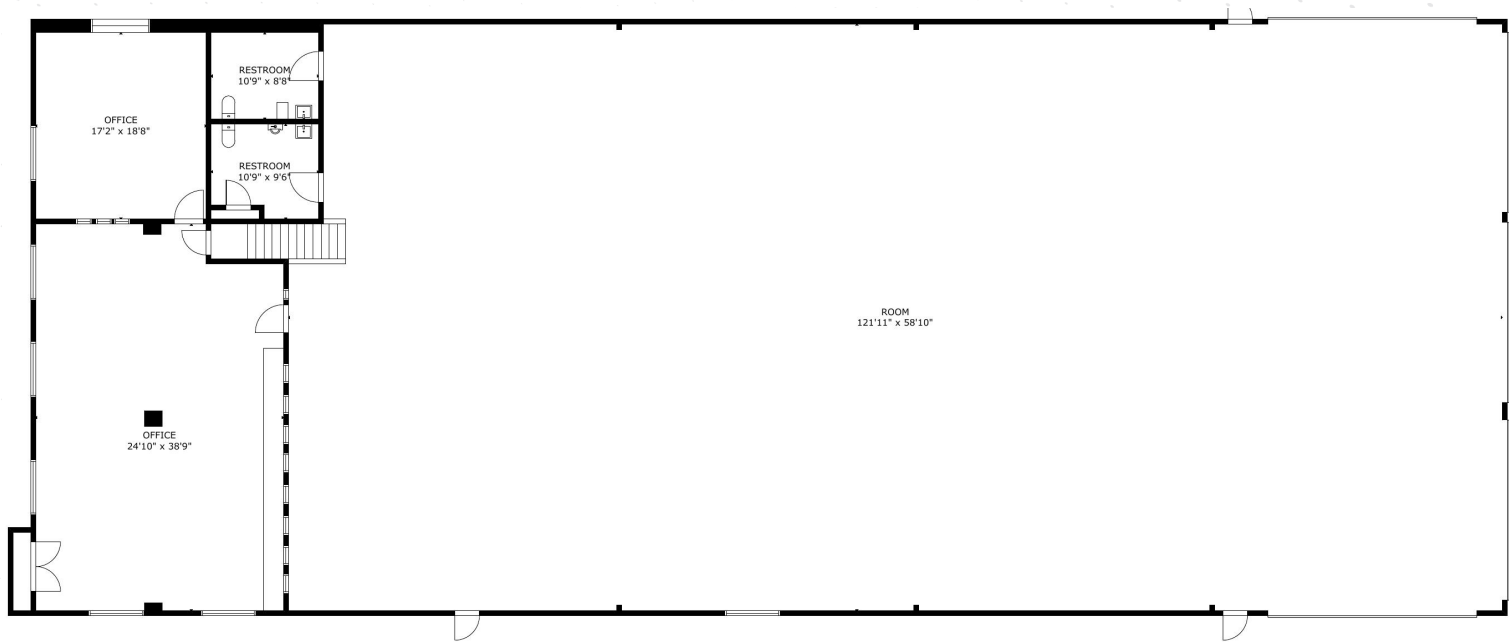


AERIAL

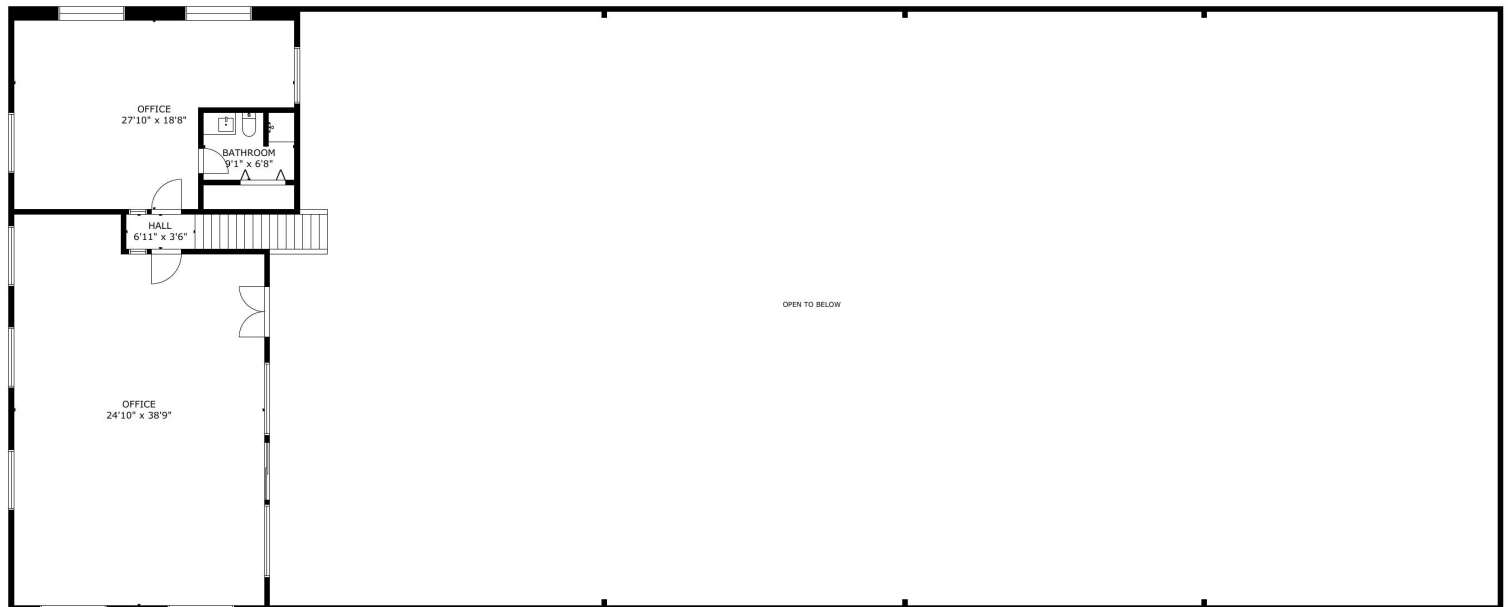


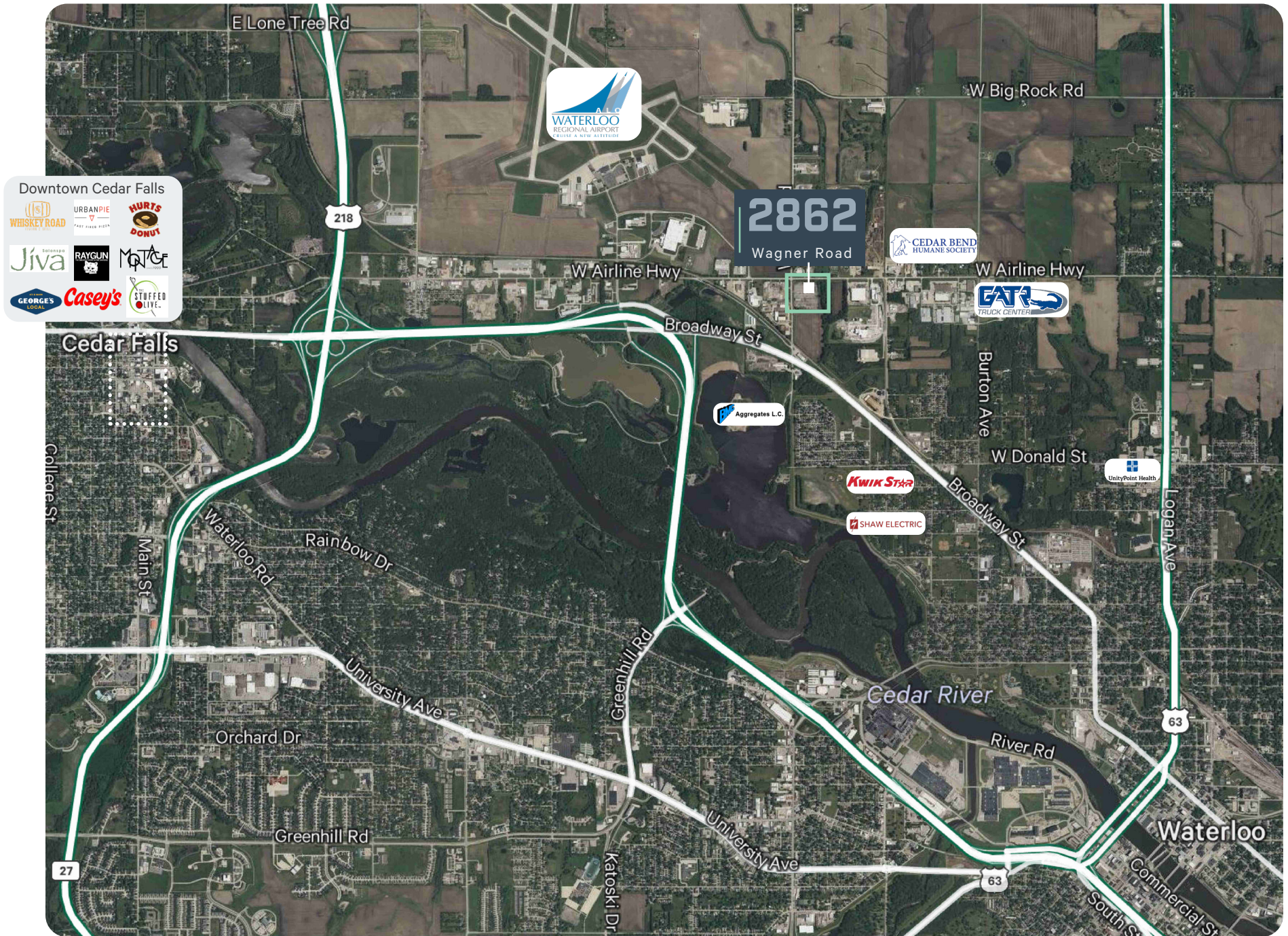
FLOOR PLAN

MAIN LEVEL



UPPER LEVEL





2862

Wagner Road



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