




For sale or lease

 **JLL** SEE A BRIGHTER WAY

Cedar Valley Crossing

3460 Marnie Avenue
Waterloo, IA 50701

83,400 SF industrial
space available off
Highway 20

jll.com/des-moines

Property details

Availability:	83,400 SF
Total building size	83,400 SF (divisible)
Zoning	M1
Access	Highway 20 < 1 miles Highway 218 < 7 miles Interstate 380 < 5 miles
Regional proximity	Des Moines 131 miles Minneapolis 218 miles Chicago 302 miles



± 0.7 miles to HWY 20



± 5 miles to I-380



± 7 miles to Waterloo Regional Airport



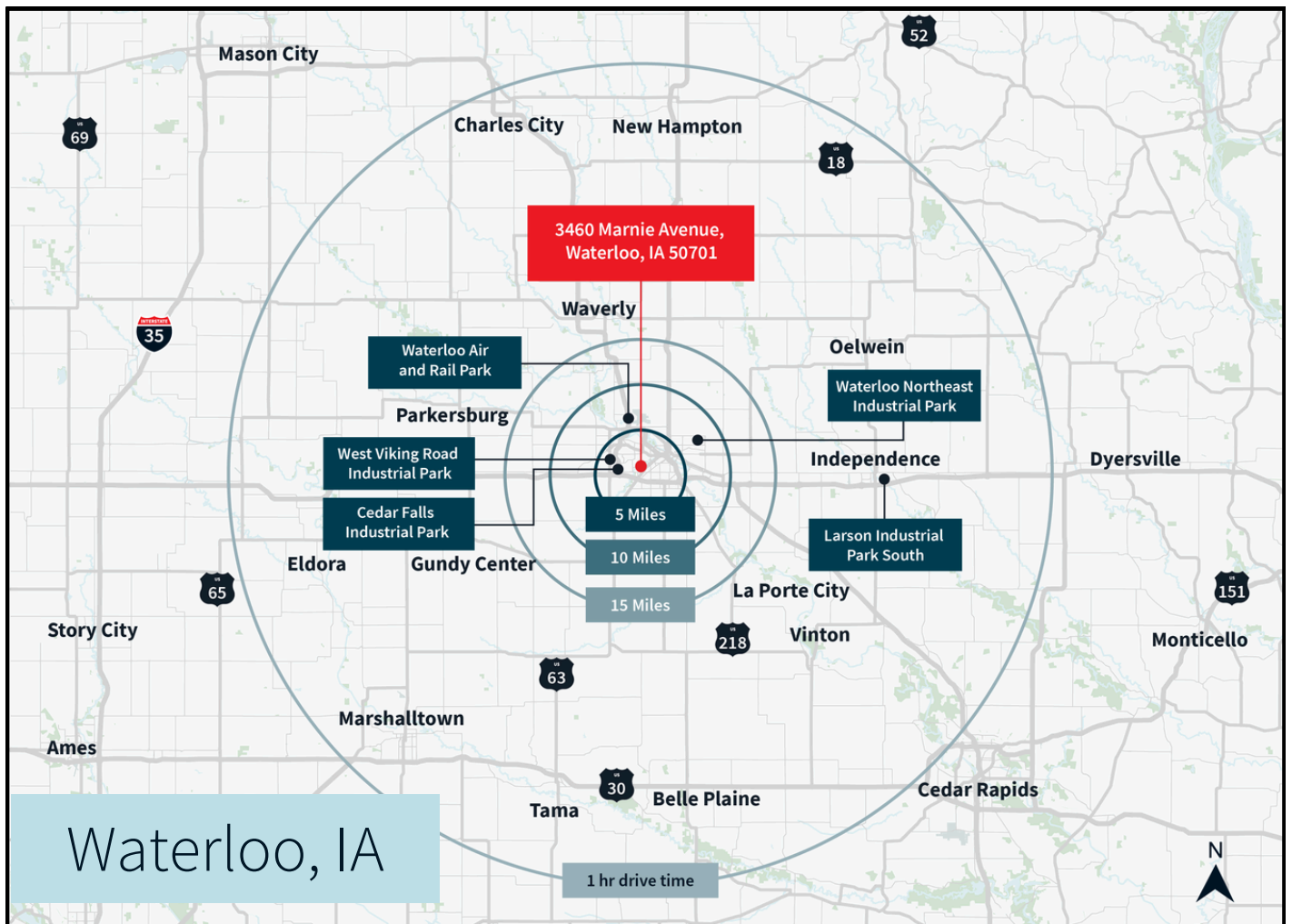
± 65 miles to Eastern Iowa Airport



± 5 miles to UPS facility



± 13 miles transload terminal facility



Images



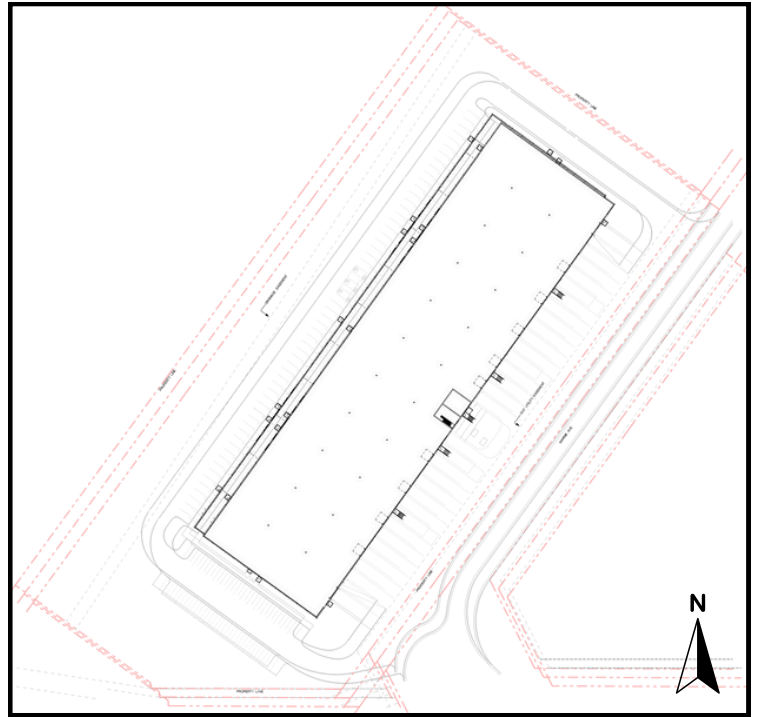
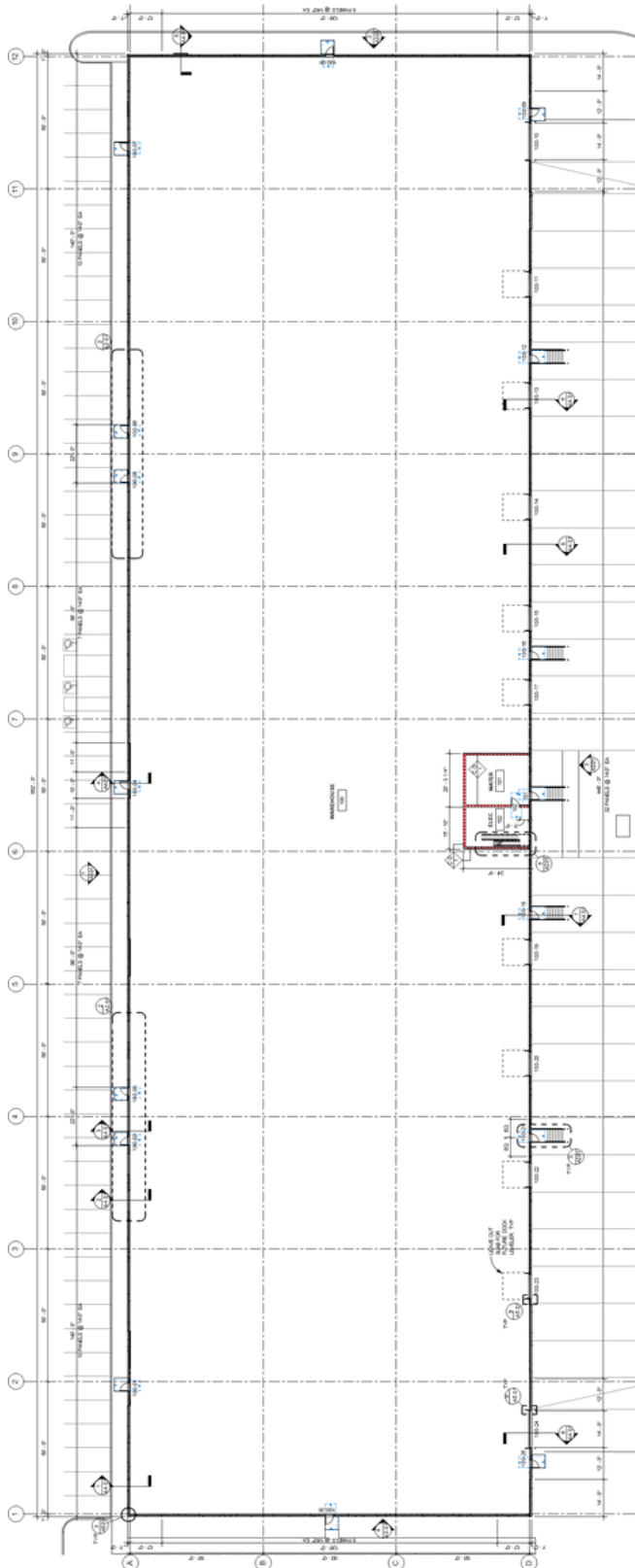
Aerial



AREA AMENITIES

- Diesel/truck stops & fueling stations
- Easy access to Highway 20 with high visibility
- Semi-truck acceleration lanes
- Convenient food options
- Site located near other industrial users

Site plan

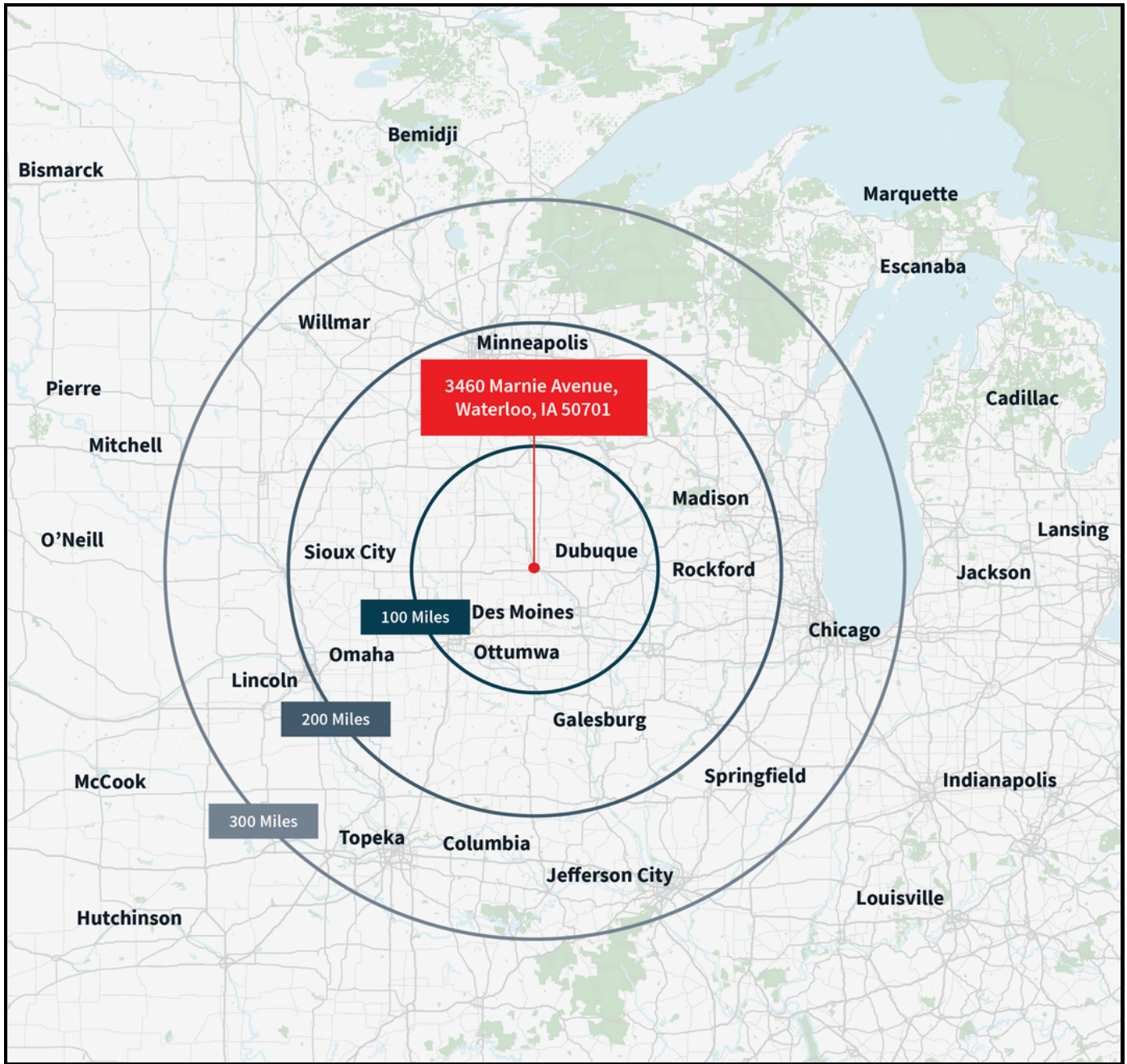


Building overview

Features:

- Available: 83,400 SF
- Clear height: 30'
- Overhead doors: 2
- Dock doors: 9 (16 additional docks could be added)
- 50'x50' column spacing
- Truck parking available
- 77 car parking spots

Regional location



Drive times to nearby cities

Des Moines
Iowa

Minneapolis
Minnesota

Chicago
Illinois

Kansas City
Missouri

St. Louis
Missouri

Indianapolis
Indiana

2 hours

3 hours

4.5 hours

4.5 hours

5 hours

6.5 hours

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