

ONLINE AUCTION

Allows For Contingencies

NEW CONSTRUCTION



±83,400 SF INDUSTRIAL CLASS A BUILDING

3460 Marnie Ave Waterloo, Iowa 50701

FRE Auctions and CBRE are pleased to present the Online Auction Plus® event (allows for contingencies) for this newly built ±83,400 SF industrial facility in Black Hawk County, Iowa.

MINIMUM BID:
\$4,999,000

Previous List:
\$9,750,000

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.

PROPERTY HIGHLIGHTS

- **Gross Building Area:** ±83,400 SF
- **Ceiling Height:** 30'
- **Loading:** 2 Overhead Doors & 9 Dock Doors
- **Year Built:** 2024
- **Parking:** 77 spots
- **Zoning:** M-1 Light Industrial
- **HWY Frontage & Access:** US Highway 63 frontage with direct access to US Highway 20
- **Industrial Corridor:** Near major regional operators, including John Deere, Tyson Foods, and manufacturing firms.



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