




# 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](http://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 < 23 miles

**Regional proximity** Des Moines | 131 miles  
Minneapolis | 218 miles  
Chicago | 302 miles



± 0.7 miles  
to HWY 20



± 22 miles  
to HWY 380



± 7 miles to  
Waterloo  
Regional Airport



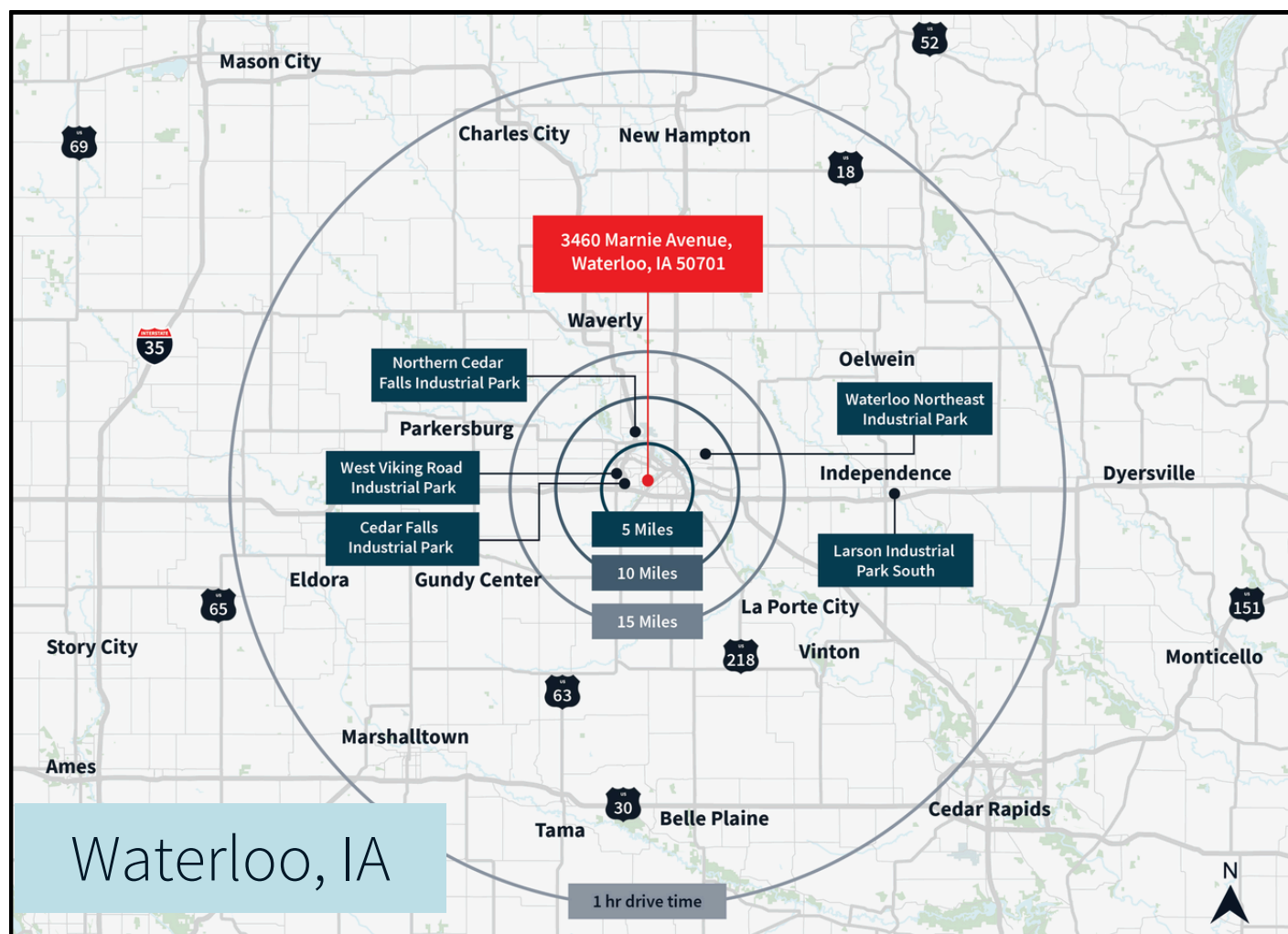
± 65 miles to  
Eastern Iowa  
Airport



± 5 miles to  
UPS facility



± 13 miles  
transload terminal  
facility





## Images



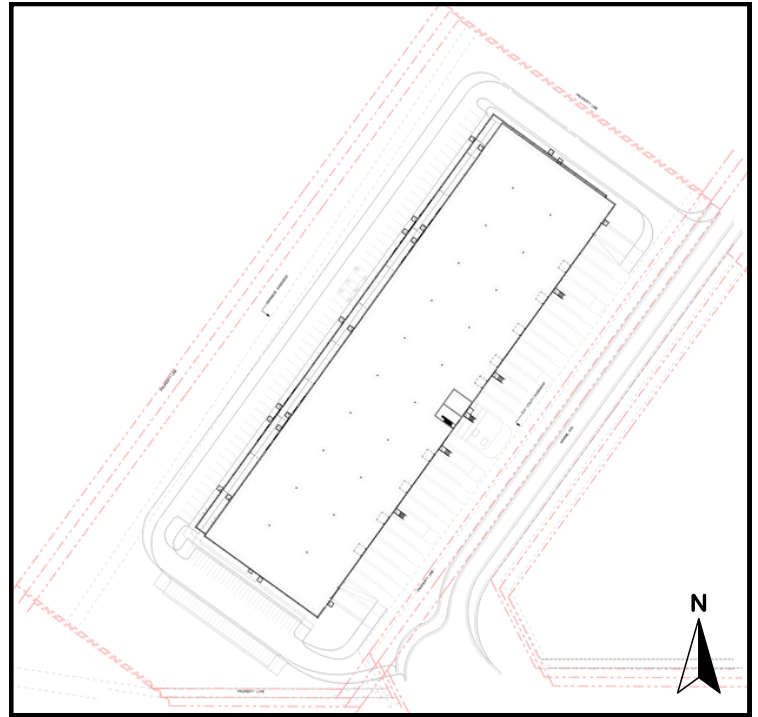
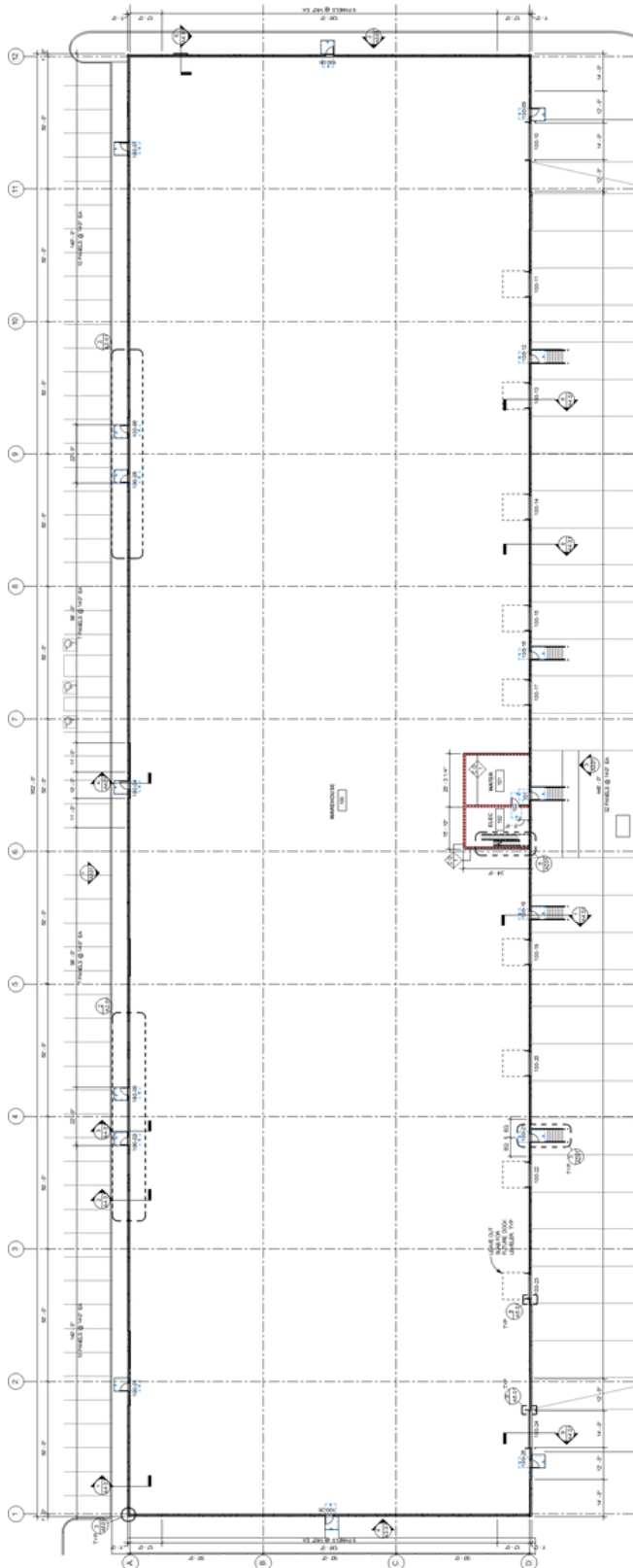
## Aerial



### 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



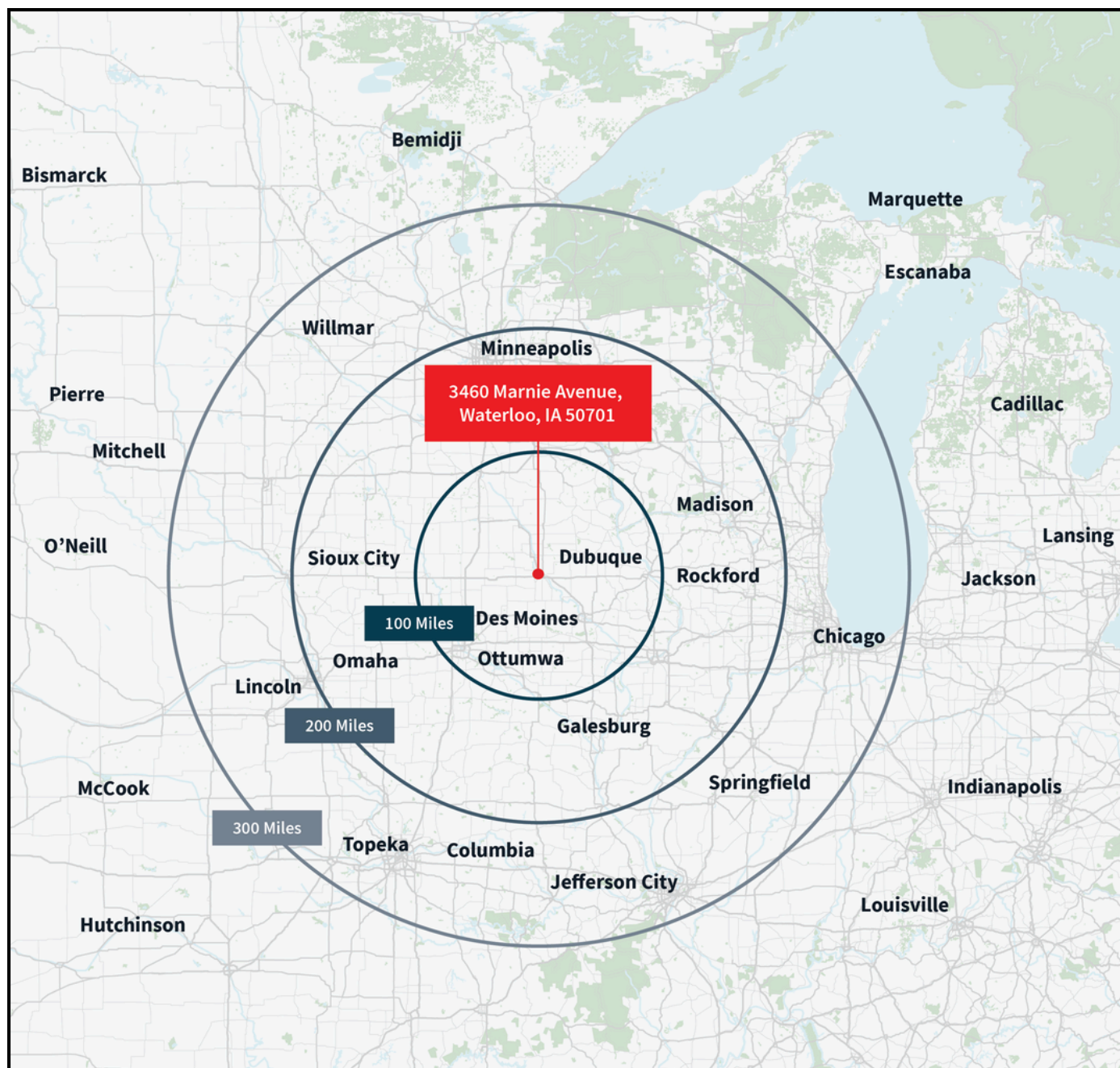
## Building overview

### 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

2 hours

**Minneapolis**  
Minnesota

3 hours

**Chicago**  
Illinois

4.5 hours

**Kansas City**  
Missouri

4.5 hours

**St. Louis**  
Missouri

5 hours

**Indianapolis**  
Indiana

6.5 hours

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