



# Boone Industrial Park – Phase II

Boone, Iowa

Available acres: 150

## Property and area

The 150-acre site is one mile north of four-lane U.S. Highway 30 linking directly to the I-35 and I-80 corridor. The development is served by the Boone and Scenic Valley Railroad which connects to the Union Pacific transcontinental line.

Boone is home to a Des Moines Area Community College campus and sits 15 minutes from a major research institution, Iowa State University. The property is 30 minutes from the Des Moines metro area with a labor shed of over 420,000.

## Site details

**Available acres:** 150

**Topography:** Flat – free of brush and trees

**Zoning:** Industrial-heavy, industrial-light

**Adjacent available acres:** No

**Setting:** Industrial

**Within city limits:** Yes

## Utilities

**Electric:** Alliant Energy

**Gas:** Alliant Energy

**Telecommunications:** Ogden Telephone Company

**Sewer distribution:** City of Boone

**Water distribution:** City of Boone

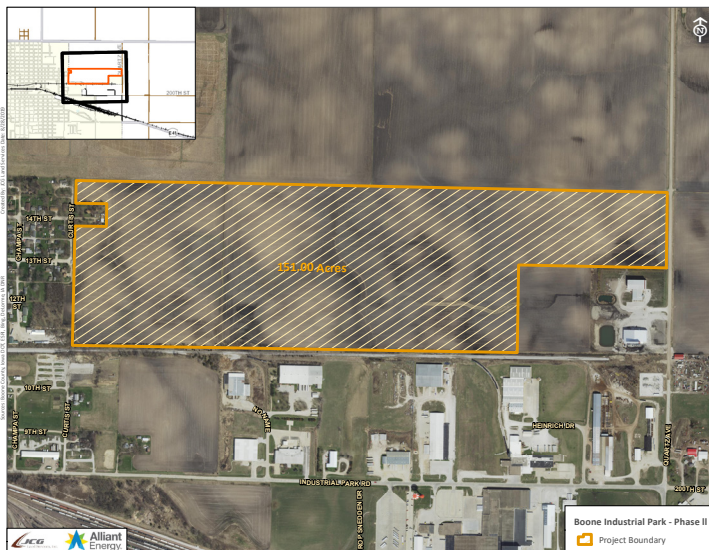
## Transportation

**Nearest interstate:** Interstate 35 (16 miles)

**Nearest four-lane highway:** U.S. Highway 30 (1 mile)

**Nearest commercial airport:** Des Moines International Airport (49 miles)

**Rail served:** Yes



### BOONE INDUSTRIAL PARK – PHASE II

957 Quartz Avenue  
Boone, IA 50036

#### OFFERING

Sale price: \$25,000 per acre

#### CONTACT

Mark Seckman | Senior Economic  
Development Manager

(319) 786-4392 office | (319) 270-5081 cell  
[markseckman@alliantenergy.com](mailto:markseckman@alliantenergy.com)

Alliant Energy  
200 1st St. SE  
Cedar Rapids, Iowa 52401

[alliantenergy.com/economicdevelopment](http://alliantenergy.com/economicdevelopment)