



Industrial Center West McFadden Property

Dubuque, Iowa
Available acres: 103

Property and area

The Industrial Center West McFadden Property contains 103 buildable acres and resides in Dubuque, Iowa. The property is conveniently located one mile from four-lane U.S. Highway 20 connecting to U.S. Interstate 35. It is also linked to U.S. Interstates 80 and 90 via four-lane U.S. Highway 61 and Interstates 39 and 94 (Madison, Wisconsin) via four-lane U.S. Highway 151. The site is certified through the State of Iowa Certified Site Program which is administered by McCallum Sweeney Consulting and the BNSF railroad programs.

The Greater Dubuque area is in the heart of the Midwest, a convenient distance from major urban areas and large consumer markets; 66.8 million people live within 500 miles. Vast transit and shipping options make it easy to get products to market, including four-lane connections, rail service, local and regional commercial airports, and Mississippi River barge harbor service.

Site details

Available acres: 103

Topography: Rolling hills
(total elevation changes across site:
795' - 915')

Zoning: Heavy industrial

Site certification: Iowa Site
Certification Program (McCallum
Sweeney Consulting)

Adjacent available acres: No

Setting: Single site

Within city limits: Yes

Utilities

Electric: Alliant Energy

Gas: Black Hills Energy

Telecommunications: CenturyLink - Buried
fiber-optics and copper on the north and south
borders of the property

Sewer distribution: City of Dubuque

Water distribution: City of Dubuque

Transportation

Nearest interstate: Interstate 80 (65 miles)

Nearest four-lane highway: U.S. Highway 20 (1 mile)

Nearest commercial airport: Dubuque Regional Airport (12 miles)

Rail served: No



INDUSTRIAL CENTER WEST MCFADDEN PROPERTY

Chavenelle Road
Dubuque, Iowa 52002

OFFERING

Sale price: \$120,000 per acre (\$60,000 per acre if company creates a minimum of 10 new jobs)

CONTACT

Mark Seckman | Senior Economic
Development Manager

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

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

alliantenergy.com/economicdevelopment