



Marshalltown Industrial Park

Marshalltown, Iowa
Available acres: 95.53

Property and area

The Marshalltown Industrial Site features 95.53 developable acres. The location is ideal for heavy manufacturing, metal fabrication and value-added agriculture. The site is on four-lane industrial road with direct access to four-lane U.S. Highway 30 within 3.5 miles. All utilities are either at the site or can be deployed and available within six months.

Site details

Location: 1500 Marion Street,
Marshalltown, Iowa

Available acres: 95.53

Topography: Mostly flat

Zoning: Industrial

Site certification: Yes

Adjacent available acres: No

Setting: Industrial

Within city limits: Yes

Utilities

Electric: Alliant Energy (10 MW available at 90% PF)

Gas: Alliant Energy (pressure: 145 psig nominal, 85 psig min through 4-foot steel pipe. It would take approximately six months to deploy 3,200 feet to the site.)

Telecommunications: Heart of Iowa Ventures, LLC

Sewer distribution: City of Marshalltown

Water distribution: City of Marshalltown

Transportation

Nearest interstate: U.S. Highway 30 (3.5 miles)

Nearest four-lane highway: Interstate Highway 80 (30 miles)

Nearest commercial airport: Waterloo Regional Airport (45 miles)

Rail served: No



MARSHALLTOWN INDUSTRIAL PARK

1500 Marion Street,
Marshalltown, IA 50158

OFFERING

Sale price: \$30,000/acre

CONTACT

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