



Commerce Center of Southeast Iowa, Phase I

Middletown, Iowa
Available acres: 152

Property and area

This site is located on the 19,000-acre Iowa Army Ammunition Plant (IAAAP) and is one of several perimeter sites available for industrial development all sites are located outside government manufacturing areas and buffers). IAAAP is one of only a handful of government-owned, contractor-operated facilities. In accordance with Armament Retooling and Manufacturing Support program, unused or underutilized buildings and land are available for long-term lease to private businesses.

The site is bordered by existing BNSF rail service, rail storage tracks and cross-dock capable warehousing. The property is flat (680' - 700').

Site details

Available acres: 152

Adjacent available acres: 0

Topography: Flat

Setting: Single site

Zoning: None

Within city limits: No

Site certification: Iowa Site Certification Program (McCallum Sweeney Consulting) and BNSF Certified Site

Utilities

Electric: Alliant Energy

Gas: Alliant Energy

Telecommunications: Local service providers - LISCO

Sewer distribution: American Ordnance

Water distribution: American Ordnance

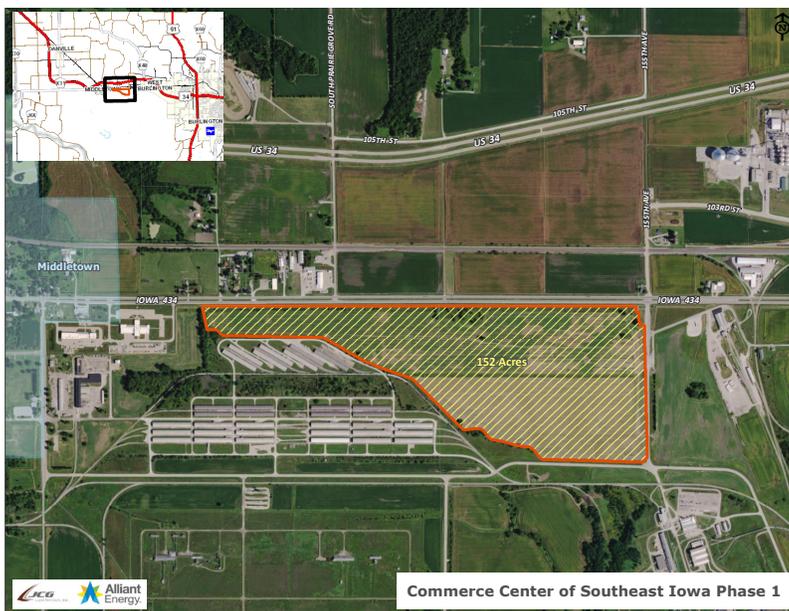
Transportation

Nearest interstate: Interstate 174 (40 miles)

Nearest four-lane highway: Iowa Highway 34 and Iowa Highway 61 (1 mile)

Nearest commercial airport: Southeast Iowa Regional Airport (10 miles)

Rail served: Yes – BNSF Railway Company



COMMERCE CENTER OF SOUTHEAST IOWA, PHASE I

DMC Highway 79
Middletown, Iowa 52638

OFFERING

Lease rate (sq. ft. per year): Based on user size, maximum initial lease term of 25 years

CONTACT

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