

200-255 S Main St Dubuque, Iowa

For Sale or Lease



Build to Suit

*2021 IA DOT

Site Advantages

- Prime location at one of the city's tri-state gateways
- Tremendous visibility from adjacent HWY 61
- Over 15,000 vehicles daily (2021 IA DOT)
- Distribution friendly location with direct, signalized access at HWY 61 & S Main St for easy access to key shipping routes
- Situated in an established commercial area
- Neighboring businesses include Spahn & Rose Lumber, Burger King, Tandem Tire, Steve's Ace Hardware, Taco Bell, HyVee Gas, and HyVee grocery store which boasts the highest traffic count in the state of Iowa



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08/05/2024

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Site details

- Build to suit sale or lease
- Up to 3.7 acres
- Owner will divide
- Utilities brought to street
- Light Industrial zoning
- Portions of parcels: 1130351001, 1130351002, 1130351005, 1130353001, 1025479001



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Area Information

- The Greater Dubuque region has a strong labor force and draws professional, skilled laborers, and tradespersons
- Dubuque is home to local colleges that specialize in career development courses customized to meet the needs of local businesses
- Over 2 million visitors each year
- Workforce numbers 62,200 (June 2024)
- Dubuque is home to major employers such as Andersen Window & Door, John Deere, MercyOne Medical Center, HODGE, UnityPoint Health, Cottingham & Butler, Sedgwick, Rainbo Oil Company, Hormel, and more



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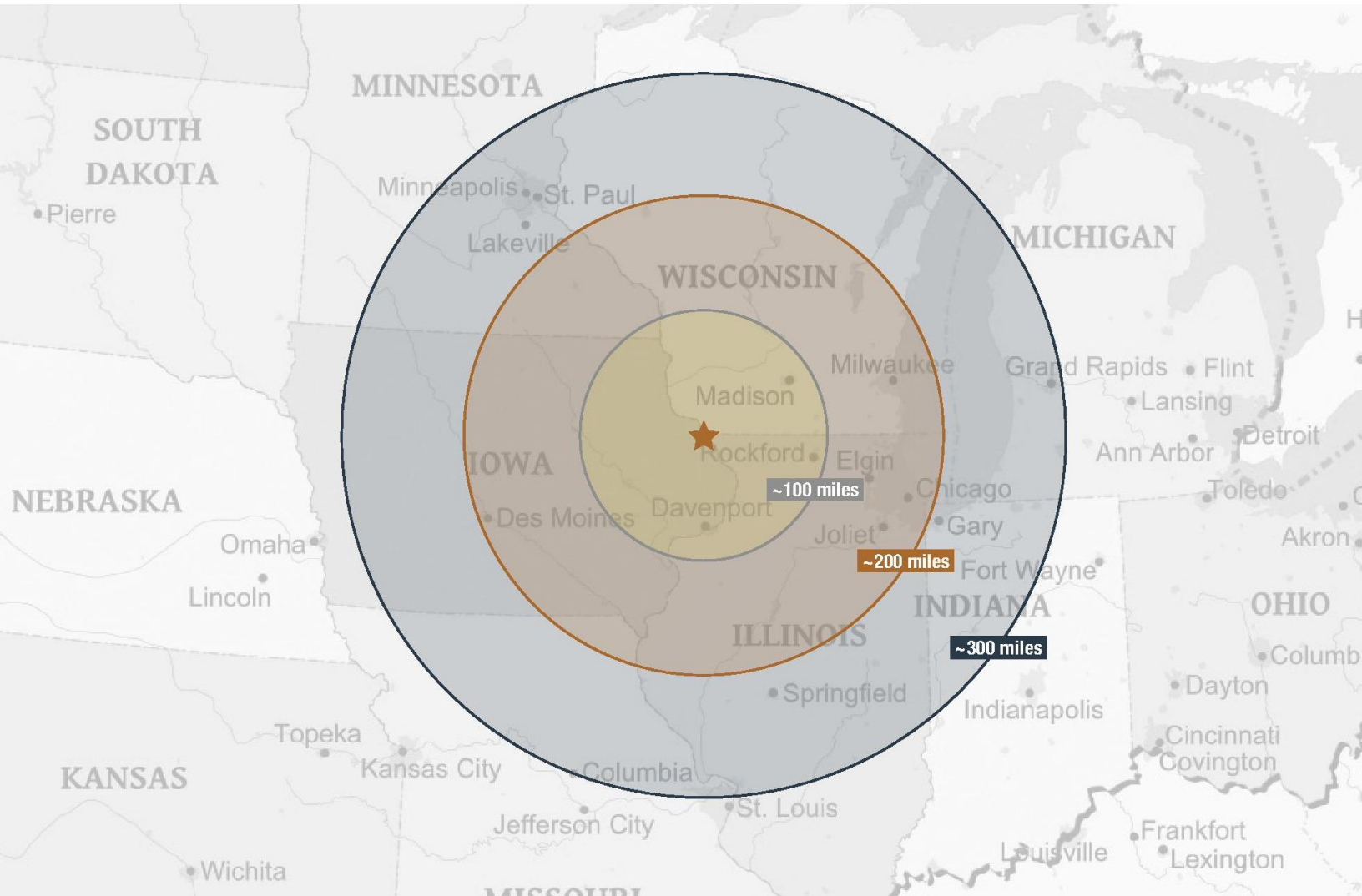
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Drive Times to Nearby Cities

| | | | | | |
|-------------------|-------------------------|--------------------|--------------------------|---------------------|-----------------------|
| Omaha Nebraska | Kansas City Missouri | Des Moines Iowa | Minneapolis Minnesota | Chicago Illinois | St. Louis Missouri |
| 5 hours | 6 hours | 3 hours | 4.5 hours | 3.5 hours | 5 hours |



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