

# 200-255 S Main St Dubuque, Iowa

For Sale or Lease



## Site details

- Build to suit, sale, or lease
- Up to 4.41 acres
- Owner will divide
- Utilities brought to street
- Light Industrial zoning
- Portions of parcels: 1130351001, 1130351002, 1130351005, 1130353001, 1025479001



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## 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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## 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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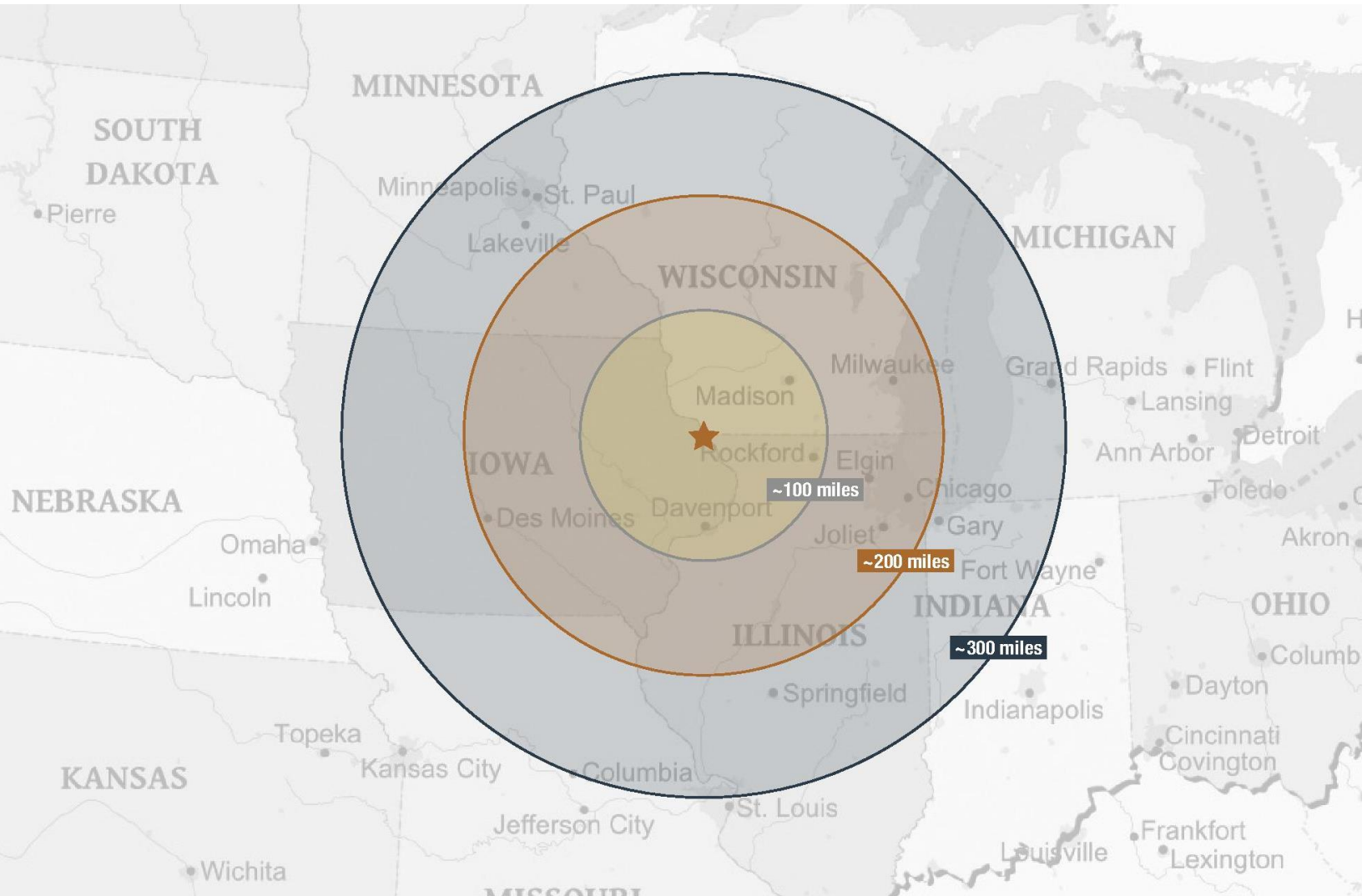
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## Drive Times to Nearby Cities

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



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