



Building Type:	Industrial
Available SF:	300,000
Total SF:	300,000
Number of Stories:	1
Ceiling Peak:	28 Ft.
Expandable:	Yes
Zoning:	Industrial-Heavy
Site Size:	24.70 Acres
Year Built:	2017
Can Subdivide:	No
Within City Limits:	Yes
Construction Type:	Concrete Block
Floor Type:	Concrete-Reinforced
Sale Price Note:	0
Lease Terms:	Unknown
Lease Rate Note:	Negotiable
Last Updated:	May 28, 2024

Economic Development Contact

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Grow Clinton
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Clinton, IA 52732
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Property and Area Description

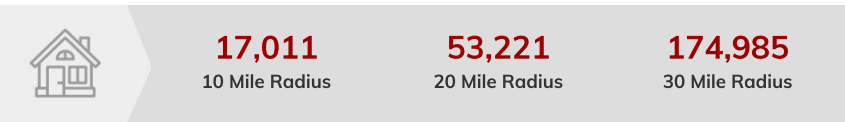
This is a PROPOSED Build-To-Suit virtual spec building located on a 24.7 acres corner lot in the Lincolnway Rail Industrial Rail & Air Park. This building is rail-served, located within a mile of the US Highway 30, and minutes from barge facilities on the Mississippi River. This facility has 28' clear height, 30 truck doors, one drive-in door, 7" reinforced concrete floors, and zoned heavy industrial.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

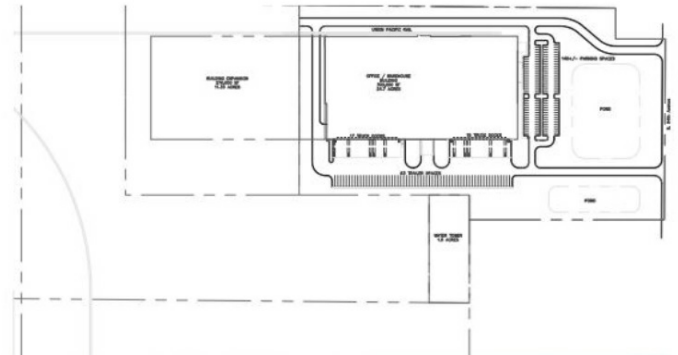
Transportation

Nearest Highway: US Highway 30 (0.50 mi.)
Nearest Interstate: Interstate 80 (30.00 mi.)
Nearest Airport: Clinton Municipal Airport (1.50 mi.)
Nearest Commercial Airport: Quad Cities International Airport (MLI) (35.00 mi.)
Rail Served: Unknown
Rail Served By: Other
Rail Infrastructure in Place: Unknown

Utilities

Electric: Eastern Iowa Rural Electric Cooperative
Natural Gas: Alliant Energy
Water: Iowa American Water
Sewer: City of Clinton

Property Images



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