



Zoning:	Industrial-Heavy
Topography:	Rolling Hills - 915' max topo elev, 795' min topo elev
Setting:	Industrial Park
Within City Limits:	Yes
Specialty Features:	None
Sale Price:	\$150,000
Sale Price Note:	\$150,000/acre
Last Updated:	Nov 29, 2022

Economic Development Contact

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Realtor/Owner Contact

Jill Connors, Economic Development Director  
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Property and Area Description

The Dubuque Industrial Center West McFadden Property is City-owned property which consists of four parcels covering 135 total acres. The sites are eligible for tax increment financing. The property is accessed via Chavenelle Road & Pennsylvania Avenue. It is conveniently located approximately 1 mile from U.S. Highway 20. Also in close proximity are U.S. Highway 52, 61 and 151. Passing through Dubuque, these highways provide a connection to Interstate 80 and 35 in Iowa, Interstate 90 and 74 in Illinois, and Interstate 94 in Wisconsin. Current tenants in the park include Alliant Energy, DDI, Inc., Dubuque Screw Products, FedEx Ground, Giese Manufacturing, Green Industrial Supply, Hartig/MedOne, HODGE, Hormel Foods, ITC Midwest, IWI Motor Parts, Medline Industries, M&M Sales, Oral Arts, RIE Coatings, LLC, Spiegel Warehouse, The Adams Company, Theisen Supply Inc, Tri-State Industries, Universal Tank & Fabrication, Vanguard

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: U.S. Highway 20 (1 mi.)  
Nearest Interstate: Interstate 80 (65 mi.)  
Nearest Airport: Dubuque Regional Airport (12 mi.)  
Nearest Commercial Airport: Dubuque Regional Airport (12 mi.)  
Rail Served: No  
Rail Accessible: No  
Rail Infrastructure in Place: No

Utilities

Electric: Alliant Energy  
Natural Gas: Black Hills Energy  
Water: City of Dubuque  
Sewer: City of Dubuque  
Telecommunications: CenturyLink, ImOn Communications, CS Technologies