

## Flint Ridge Business Park - Lot 14

West Burlington Avenue | Burlington, IA | US | Des Moines County  
Available Acres: 8.4 | Sale Price: \$561,924



Zoning:	Planned Business Park
Topography:	Level
Setting:	Mixed-Use Business Park
Within City Limits:	Yes
Sale Price:	\$561,924
Sale Price Note:	(Lot 14 can be combined with Lot 18 to total 16.9 Acres for \$1,117,314)
Last Updated:	Mar 14, 2025

## Property and Area Description

Flint Ridge Business Park can provide lots sizes from 0.92 acres to 25.18 acres. Flint Ridge Business Park is located in a great location bordering the cities of Burlington and West Burlington and 5 minutes from Highways 34 & 61. This business park is a 321-acre complex that serves a mix of industrial, commercial, service and recreational businesses. All utilities are in place and include 69kv, 3-phase electric and 6" high-pressure gas main service. Companies in the Park include PPG Industries, Dresser-Rand, Cobo International, Borghi USA, Silgan Containers Corporation and more.

## Population



**35,484**

10 Mile Radius

**66,439**

20 Mile Radius

**118,832**

30 Mile Radius

Source: ESRI®, 2024

## Households



**15,695**

10 Mile Radius

**28,725**

20 Mile Radius

**49,697**

30 Mile Radius

Source: ESRI®, 2024

## Transportation

**Nearest Highway:** Hwy 34 & Hwy 61 (1.00 mi.)

**Nearest Interstate:** I74 (40.00 mi.)

**Nearest Airport:** Southeast Iowa Regional Airport (5.00 mi.)

**Nearest Commercial Airport:** Southeast Iowa Regional Airport (5.00 mi.)

**Rail Served:** Yes

**Rail Served By:** Other

**Rail Infrastructure in Place:** No

## Utilities

**Electric:** Alliant Energy

**Natural Gas:** Alliant Energy

**Water:** Burlington Water Works

**Sewer:** Municipal Waterworks

## Economic Development Contact

**Amy O'Brien**

Greater Burlington Partnership

610 N. 4th St., Ste. 200

Burlington, IA 52601

(319) 752-6365 | aobrien@greaterburlington.com

## Realtor/Owner Contact

**Jesse Caston**

319-759-3244 | jesse@cdmres.com

Amy O'Brien | President & CEO | Greater Burlington Partnership  
610 N 4th St. Ste 200 | Burlington, IA 52601 | (319) 752-6365 | aobrien@greaterburlington.com