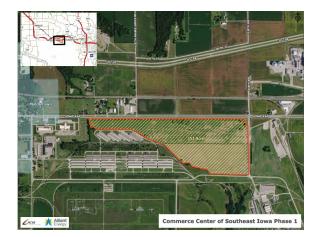
### Commerce Center of Southeast Iowa

17571 DMC Highway 79 | Middletown, IA | US | Des Moines County Available Acres: 153





Zoning:	None
Topography:	Flat
Within City Limits:	No
Lease Rate Note:	Lease rates based on user size and facility needs
Last Updated:	Mar 1, 2023

#### **Site Certification Information**

Certified Site Status: Yes

Certified Site: BNSF Certified Site

### **Economic Development Contact**

Jeremy Hess

Greater Burlington Partnership (319) 208-0050 | jhess@greaterburlington.com

# **Property and Area Description**

Commerce Center of Southeast Iowa consists of a 153 acre parcel located on the northern edge of the Army Ammunition Plant located in Middletown, Des Moines County. The IAAAP is a 19,000 acre Army facility that boasts over 500 gross acres of perimeter industrial sites available for industrial development (all sites are located outside government manufacturing areas and buffers). The site provides access to over 100 miles of track, including 5 yards which link directly to the BNSF mainline that extends westward from Burlington to Mount Pleasant and eventually Des Moines and Omaha. Adjacent to the 153 acres are 33 available warehouse buildings with over 25,000 square feet each. 53 acre parcel • Close proximity to US Highway 34 & Highway 61 • Bordered by over 100 miles of rail • No federal, state or local property taxes • Existing warehouses have rail and truck access

# **Population**



36.470 10 Mile Radius 77.155

112.651 20 Mile Radius 30 Mile Radius

Source: ESRI®, 2024

### Households



16.090 10 Mile Radius

32,699 20 Mile Radius

47,785 30 Mile Radius

Source: ESRI<sup>®</sup>, 2024

# **Transportation**

Nearest Highway: US Hwy 34-61 (1 mi.)

Nearest Interstate: I-74 (40 mi.)

Nearest Commercial Airport: Southeast Iowa Regional Airport (10 mi.)

Rail Served: Yes

Rail Served By: BNSF Railway Rail Accessible: Unknown

Rail Infrastructure in Place: Unknown

Rail Contact: Eric Pitcher

Rail Contact Phone: 312-850-5699 Rail Contact Email: eric.pitcher@bnsf.com

#### **Utilities**

Natural Gas: Alliant Energy Water: American Ordnance LLC Sewer: American Ordnance LLC Telecommunications: LISCO