



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

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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	77,155	112,651
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	16,090	32,699	47,785
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 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