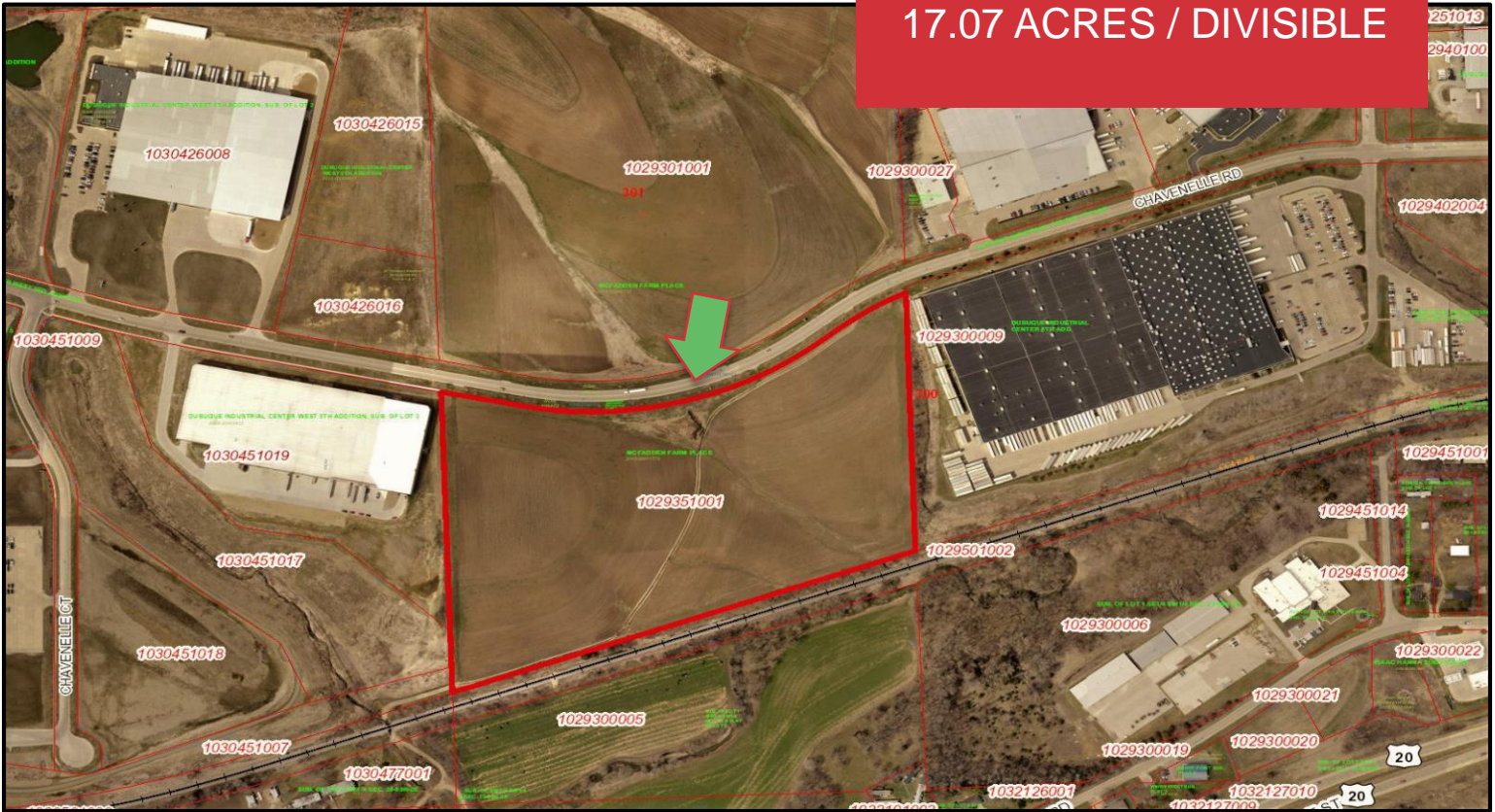


DUBUQUE INDUSTRIAL
LAND FOR SALE
CHAVENELLE ROAD
17.07 ACRES / DIVISIBLE



DUBUQUE INDUSTRIAL CENTER WEST

Chavenelle Road, Dubuque, IA 52002

EXCELLENT LOCATION

New Low Price - \$64,000 per Acre!

Property Features

- 17.07 Acres, with extensive frontage on Chavenelle Road, located in the Dubuque Industrial Center West.
- City water & sanitary sewer, gas & electric available at the property line.
- Fiber optics also along Chavenelle Road.
- A boundary & topographic survey are available in AutoCAD from IIW Engineering.
- Adjacent to Nordstrom's Regional Facility.

- Dubuque Industrial Center West.
- Land site can be Divisible into two lots.
- Easy access & highly visible site.
- Property is zoned Industrial, fully improved & ready for construction.
- A great location in a well developed Dubuque Industrial Park.
- Minutes from US Highway 20.

For more information
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POSSIBLE INCENTIVES FOR NEW JOB CREATION

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.



Dubuque Industrial Center – 17.07 Acres / Divisible

Chavenelle Road Land Site For Sale

- 17.07 Industrial Acres - Available For Sale.
- Land Site is divisible into two lots.
- Boundary & Topographical Surveys are available from IIW, also in AutoCAD format.
- Industrial site is fully improved with City Services & Utilities; water, sanitary sewer, gas, electric & fiber optics.
- Possible Incentives for new Job Creation.
- Site is ready for Spring Construction in 2020.

Land Prices subject to change without notice.

For more information

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