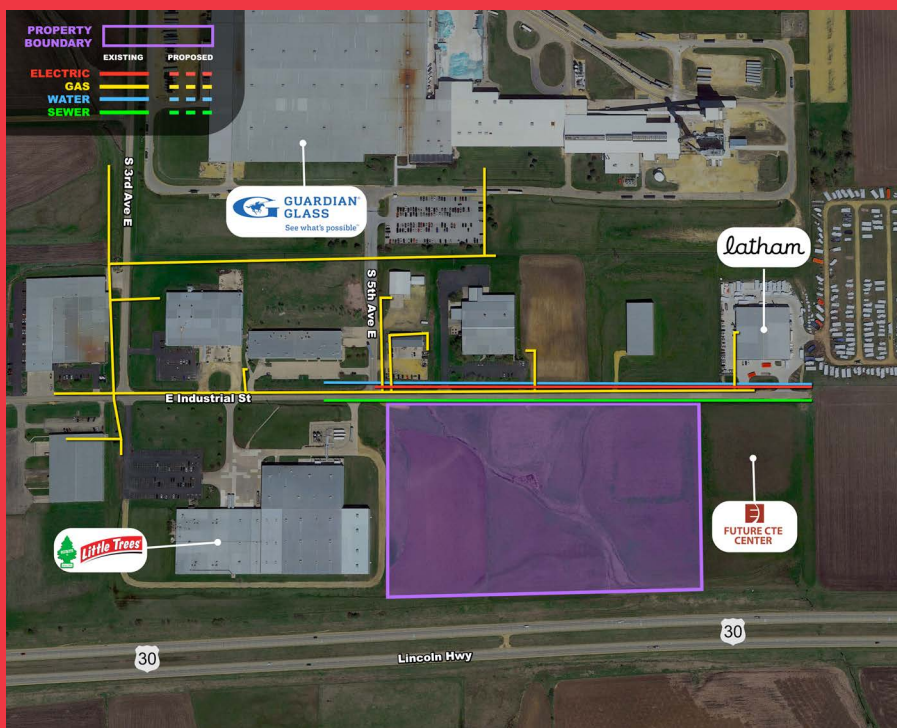


CROSSROADS BUSINESS PARK - LOTS 3 & 4

EAST INDUSTRIAL STREET, **DEWITT, IA** 52742

QC, THAT'S WHERE!



Crossroads Business Park is DeWitt's premier business park located next to four-lane U.S. Highway 30. Home to primarily manufacturers, the park features highly visible properties that are sized and zoned for industrial use. Businesses range from five employees up to 350 employees.

Lots #3 & #4 in Crossroads Business Park are eligible for state and local incentives. All utilities are available at the site. The property is visible from Highway 30 and is just minutes away from U.S. Highway 61 and Interstates 80, 74 and 88.



CROSSROADS BUSINESS PARK - LOTS 3 & 4

Address: East Industrial Street

City: DeWitt

County: Clinton

State: IA

Zip Code: 52742

Acres: 14 acres total or Lot #3 = 6 acres; Lot #4 = 8 acres

Sale Price: Lot #3 = \$149,000; Lot #4 = \$174,549

Ownership: DeWitt Chamber & Development Company

SITE FEATURES

Zoning: Industrial - Heavy

Topography: Gently sloping/gently rolling

In Floodplain: No

Within City Limits: Yes

Historical Use: Agriculture

Divisible: Yes

Adjacent Available Land: Yes

General Site Configuration: Rectangular

DUE DILIGENCE STUDIES & REPORTS

- ✓ Phase 1 Environmental Report complete and clear
- ✗ Geotechnical Study complete and clear
- ✓ Wetlands Delineation complete and clear
- ✓ Archeological Study complete and clear
- ✓ Endangered Species Analysis complete and clear



**DeWitt
Chamber &
Development
Company**



TRANSPORTATION

Nearest 4-lane Hwy: U.S. Highway 30

Distance to 4-lane Hwy: .10 miles

Nearest Interstate: Interstate 80

Distance to Interstate: 18 miles

Visibility from Highway/Interstate: Yes

Nearest Commercial Airport: Quad Cities International Airport (MLI)

Distance to Commercial Airport: 25 miles

Rail Served: No



ELECTRIC SERVICE

Supplier: Alliant Energy

Distribution Voltage: Overhead 3 phase 12.47kV

Distance to Substation: .7 mile



NATURAL GAS

Supplier: Alliant Energy

Size of Line: 4" main

Pressure: 30 psi



WATER

Supplier: City of DeWitt, Iowa

Size of Line: 12"

Water Line Capacity: 4000 GPM @ 20 psi



WASTEWATER

Supplier: City of DeWitt, Iowa

Size of Line: 10"



FOR MORE INFORMATION, CONTACT:

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