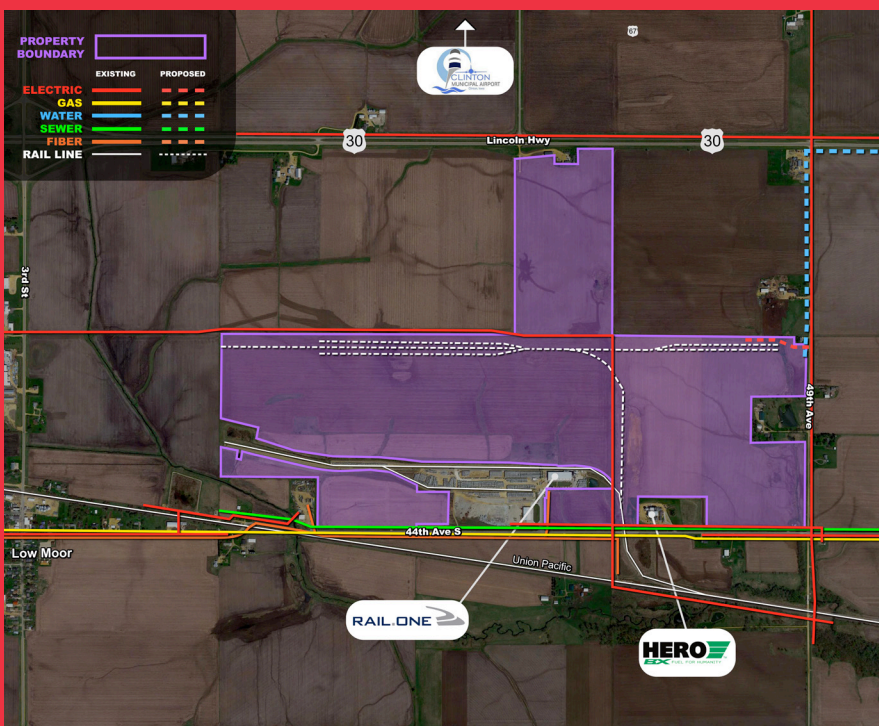


LINCOLNWAY INDUSTRIAL RAIL & AIR PARK

HIGHWAY 30, **CLINTON, IA** 52732

QC, THAT'S WHERE!



The **Lincolnway Industrial Rail & Air Park** is a certified, heavy-industrial rail park on the west side of Clinton. The Park is located adjacent to U.S. Highway 30 and the Clinton Municipal Airport. The Union Pacific East-West mainline runs to the south, with a dedicated spur running into the park. Targeted industries for the Clinton Region include chemicals processing, metal fabrication and value-added agriculture. There are very few heavy industrial sites in the upper Midwest that provide the logistics capabilities of the Greater Clinton Region and the Lincolnway Rail Park.



** Potential discounted price per acre based on investment and jobs created.

LINCOLNWAY INDUSTRIAL RAIL & AIR PARK

Address: U.S. Highway 30

City: Clinton

County: Clinton

State: IA

Zip Code: 52732

Acres: 467

Sale Price: \$43,560/acre

Ownership: City of Clinton & Grow Clinton

SITE FEATURES

Zoning: Industrial - Heavy

Topography: Rolling

In Floodplain: No

Within City Limits: Yes

Historical Use: Agriculture

Divisible: Yes

Adjacent Available Land: Yes

Written Covenants: Yes

General Site Configuration: Rectangular/Polygon

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



TRANSPORTATION

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

Distance to 4-lane Hwy: .10 miles

Nearest Interstate: Interstate 80

Distance to Interstate: 29.20 miles

Visibility from Highway/Interstate: Yes

Nearest Commercial Airport: Quad Cities International Airport (MLI)

Distance to Commercial Airport: 35 miles

Rail Served: Yes

Rail Provider: Union Pacific Railroad



ELECTRIC SERVICE

Supplier: Alliant Energy & Eastern Iowa Light & Power

Distribution Voltage: 161 kV

Distance to Substation: 5 miles



NATURAL GAS

Supplier: Alliant Energy

Size of Line: 4" main

Pressure: 275 psig



WATER

Supplier: Iowa American Water

Size of Line: 16" main



WASTEWATER

Supplier: City of Clinton, IA

Size of Line: 8"



TELECOMMUNICATIONS

Suppliers: Windstream Communications, Mediacom/Miles Telephone



FOR MORE INFORMATION, CONTACT:

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