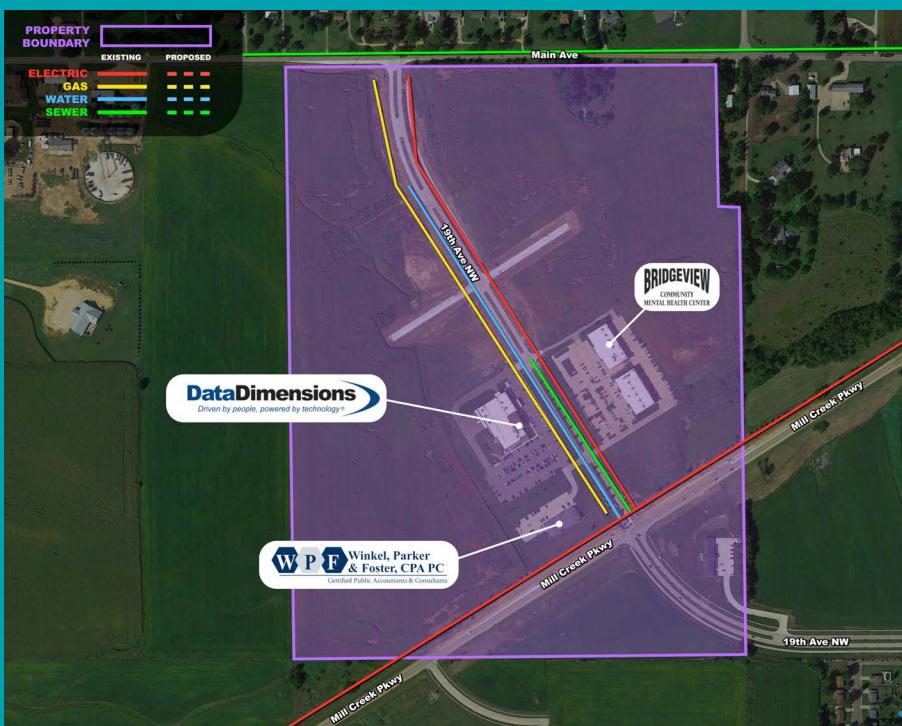


LYONS BUSINESS & TECHNOLOGY PARK

1310 19TH AVE. NW **CLINTON**, IA 52732

QC, THAT'S WHERE!



This greenfield site is located adjacent to Mill Creek Parkway in Clinton, just two hours west of Chicago. Lots range in size from 3 - 10 acres, but parcels can be combined. The Lyons Business & Technology Park is an ideal location for service industry, light manufacturing and high-technology firms. Current tenants include Data Dimensions, Bridgeview Community Mental Health Center, First Weather Financial and Winkel, Parker & Foster's, CPA firm.

All infrastructure is in place, including fiber, water, sewer, gas & electric. This park is considered Solar Ready and companies seeking natural energy have access to a number of providers.



LYONS BUSINESS & TECHNOLOGY PARK

Address: 1310 19th Avenue NW
City: Clinton
County: Clinton
State: IA
Zip Code: 52732
Acres: 70
Sale Price: \$43,650/acre
Ownership: Clinton Business Park

SITE FEATURES

Zoning: Commercial & Light Manufacturing
Topography: Gently Sloping
In Floodplain: No
Within City Limits: Yes
Divisible: Yes
Adjacent Available Land: No
Written Covenants: 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



TRANSPORTATION

Nearest 4-lane Hwy: U.S. Highway 30
Distance to 4-lane Hwy: 2 miles
Nearest Interstate: Interstate 80
Distance to Interstate: 36.5 miles
Visibility from Highway/Interstate: No
Nearest Commercial Airport: Quad Cities International Airport (MLI)
Distance to Commercial Airport: 49 miles
Rail Served: No



ELECTRIC SERVICE

Supplier: Alliant Energy
Distribution Voltage: 12.47 kV
Distance to Substation: 3.6 miles



NATURAL GAS

Supplier: Alliant Energy
Size of Line: 4" main
Pressure: 55 psig



WATER

Supplier: Iowa American Water
Size of Line: 12" main
Water Line Capacity: 1890 gpm



WASTEWATER

Supplier: City of Clinton, IA
Size of Line: 12"



TELECOMMUNICATIONS

Suppliers: Mediacom, CenturyLink, Miles Telephone
Services Available: High-speed internet, telecom, fiber



FOR MORE INFORMATION, CONTACT:

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