

Industrial Park

Hwy 61 Industrial Park

Maquoketa, Iowa 52060
www.cbre.com/desmoines



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Property Highlights

Salient Data

- + Sale Price: \$25,000/Acre
- + 59.12 acres
- + Zoning: I3 Heavy Industrial
- + Outside of 100Yr FEMA flood zone
- + Archeological & Historic survey previously completed
- + Distance to I-80 (33 miles)
- + Electrical Utilities
 - Maquoketa Municipal Electric Utility
 - 12.47KV/7.2K v
 - Max capacity available: 9MW

Natural Gas

- + Black Hills Energy
 - 4" & 6" Main adjacent to site
 - Initial Monthly Capacity: 3,000 MCF
 - Future Monthly Capacity: 5,000 MCF
 - Current Operating Pressure: 60 psig
 - Peak Flow: 14,000 CFH

Telecommunication/ data: Better Local Broadband Communications

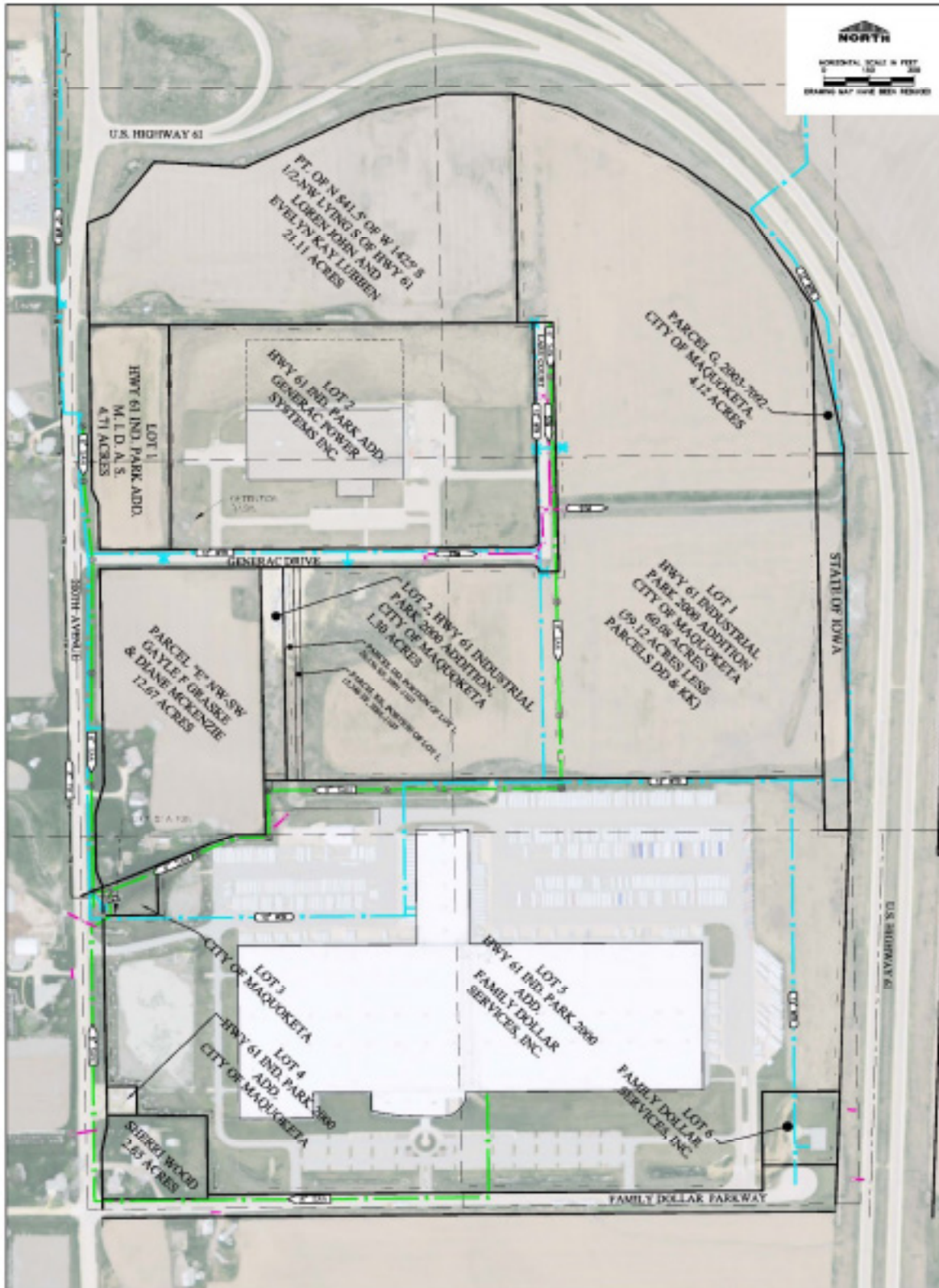
- + 1GBPS Fiber service

Water/Sewer Service

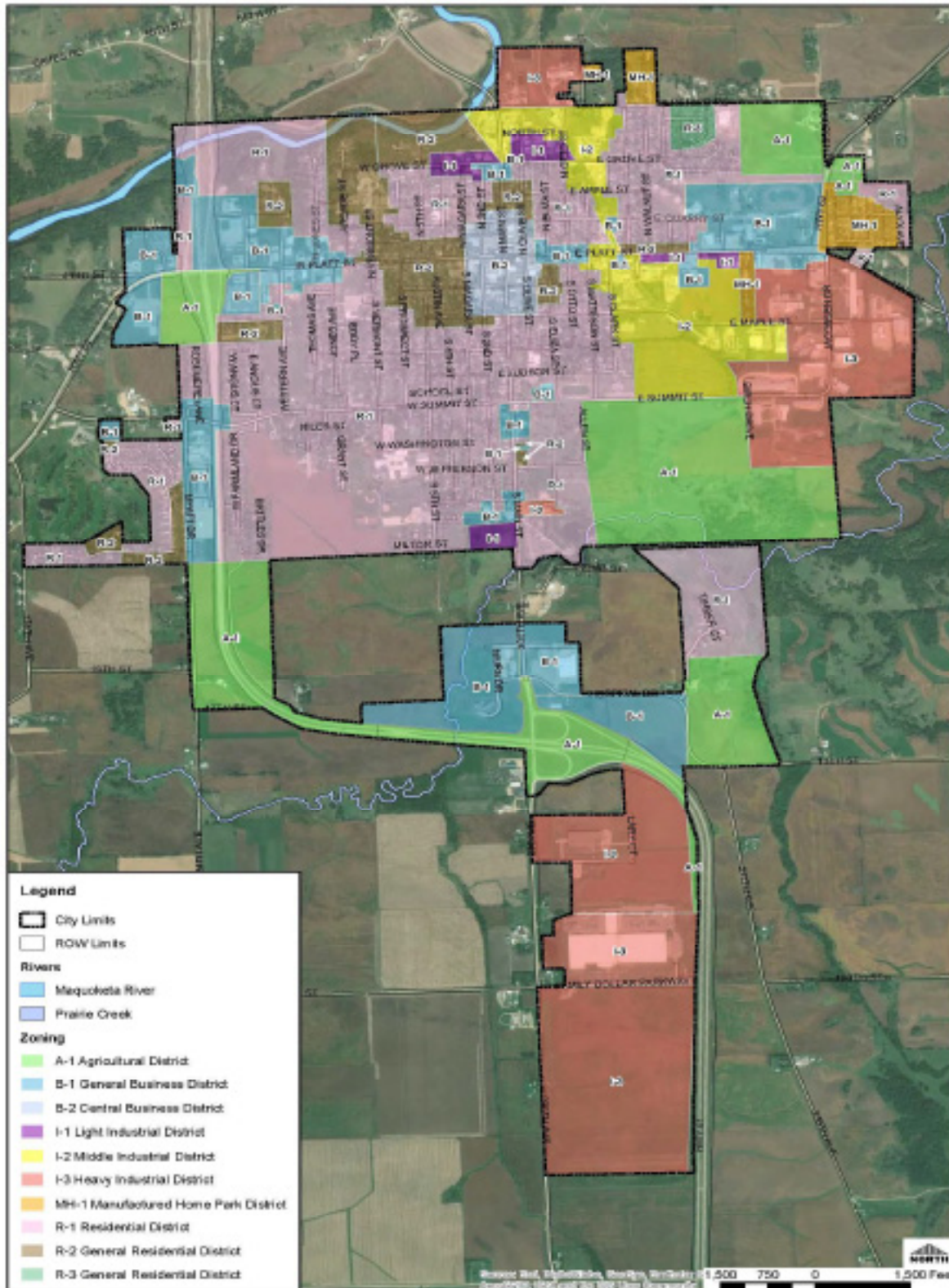
- + Water system: City of Maquoketa
 - Water Service: Two- 12" main lines adjacent to site
 - Permitted Capacity to System: 1.44 MM gpd
 - Excess Capacity to system: 226,000 gpd
- + Wastewater: City of Maquoketa
 - Wastewater Service: 6" & 8" main lines adjacent to site
 - Permitted Capacity: 1.3 MM gpd
 - Excess capacity: 260,000 gpd
- + Currently no surcharge limits
- + Telecommunication/ data: Better Local Broadband Communications



Utility Map



Zoning Map



Zoning Map



Municipal Electric Utilities



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For Sale

Location



Demographics	3 Mile Radius	5 Mile Radius
Population	6,829	7,675
Households	2,992	3,331
Average Household Income	\$73,990	\$76,489
Daytime Workers	3,723	3,847
Businesses	385	401

Contact Us

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