

For Sale

Accumulation of Parcels
Tamarack Business Park

Dubuque, Iowa

**LOT SIZE:**

156.30 (combined)

BUILDING SIZE:

8992 SQ FT

ZONING:

M1 and R2

JURISDICTION:

Dubuque County, IA

UTILITIES:

Water (city)

Septic

Black Hills (gas)

Maquoketa Valley (Electric)

ADDRESS:

10496 Ironwood Drive, Dubuque, Iowa 52003, and additional parcels

LOCATION:

Adjacent to the City of Dubuque and near the Dubuque Regional Airport With direct access from the new US Hwy 52/Southwest Arterial interchange with US Highway 151/61. Tamarack Business Park is conveniently situated directly between the Dubuque Regional Airport to the south and downtown Dubuque to the north.

SUMMARY:

The offering is an accumulation of five tracts that include an approx. 9,000 sq ft building with office, am 8+ acre lot with highway frontage, a 25-acre piece with multiple sites separated by roadway easements, a 2.93-acre M1 lot and an accumulation of parcels totaling 116 acres of raw land zoned M1 and R2 with varying features. The Business Park has private roads and some public utilities.

**Equity Real Estate Group**

3415 STONEMAN ROAD, UNIT 5

DUBUQUE, IOWA 52002

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Steve Davis, CCIM

Co-Owner & Managing Broker

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Licensed in IA, WI, & IL



OVERVIEW

Tamarack Business Park is located in Dubuque County, adjacent to the City of Dubuque and near the Dubuque Regional Airport, offers a unique opportunity for businesses, developers, or investors seeking flexible land and building options in a strategic location. With direct access from the new SW Arterial interchange at US Hwy 151/61, the property is positioned for excellent visibility and connectivity to the region.

PROPERTY HIGHLIGHTS:

- Light Industrial land in established business park
- Great access to major highways
- Opportunity for expanded development
- Highly desirable location at the junction of major area highways

PROPERTY SUMMARY:

- Accumulation of 5 tracts
- Tract 1 is an 8,992 sq ft light industrial building w/ office on 2.40 acres
- Tracts 2-5 are a mix of raw and rough graded lots
- M1 (light industrial) & R2 (higher density single family) zoning

LOCATION HIGHLIGHTS:

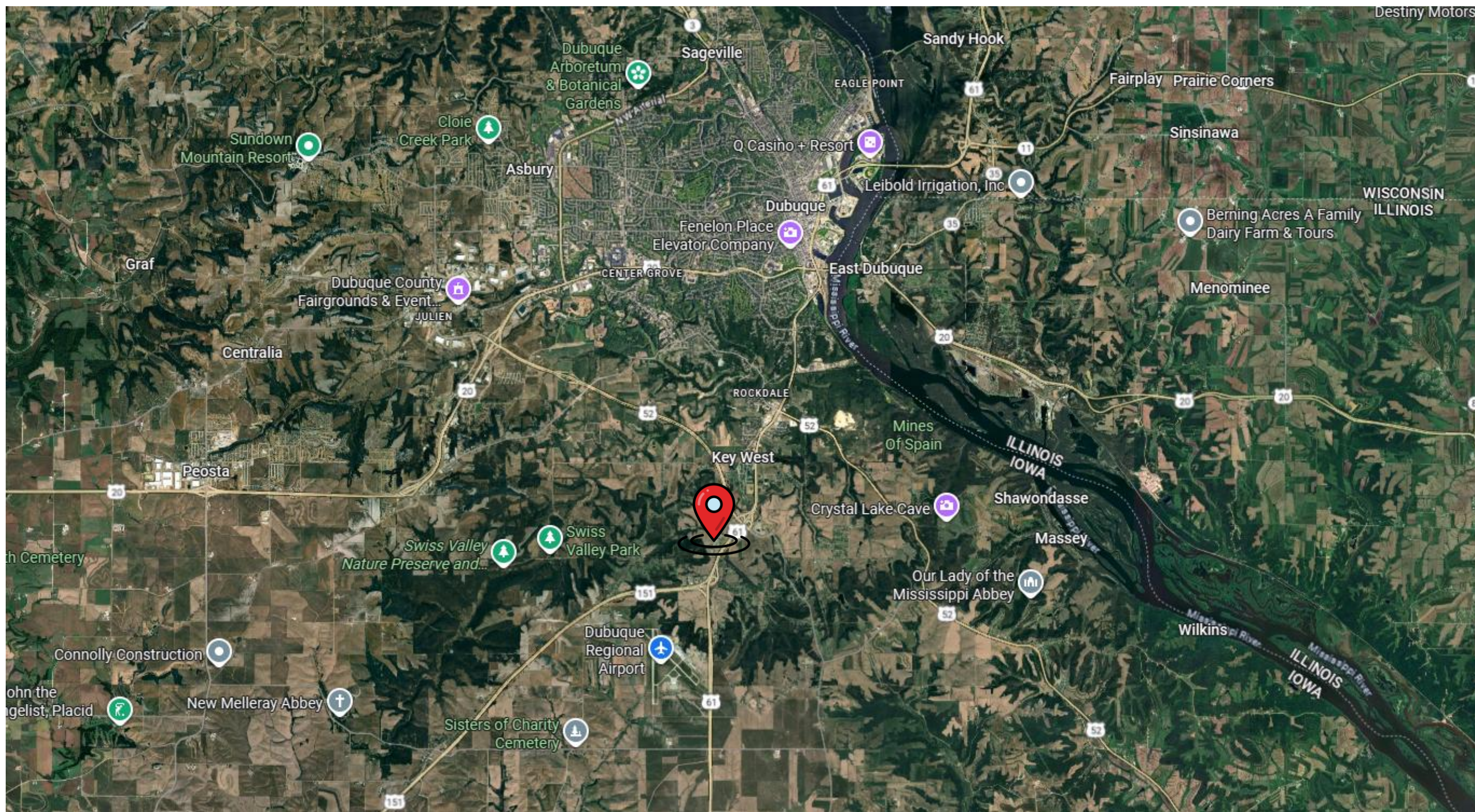
- At the junction of US Hwy 151/61 & US Hwy 52/Southwest Arterial (newly constructed 4-lane)
- Only minutes from the airport to the south and downtown to the north
- Situated in Dubuque County adjacent to the City of Dubuque



Tamarack Business Park



AERIAL MAP



DUBUQUE, IOWA MSA

Among the oldest settlements west of the Mississippi, Dubuque, Iowa, has the distinction of being Iowa's first city and takes pride in being a "Masterpiece on the Mississippi"! With a redeveloped riverfront and continuous public/private initiatives, Dubuque is a thriving mid-sized community in the heart of the midwestern states. With three private colleges, the proximity to the Field of Dreams, two local casinos, shore excursions for American and Viking Mississippi cruises, an expanse of art, history, and geological and recreational attractions, Dubuque welcomes more than two-million visitors every year.

DISTANCES FROM DUBUQUE

- Cedar Rapids, Iowa – 73 miles
- Des Moines, Iowa – 200 miles
- Chicago, Illinois – 170 miles
- Madison, Wisconsin – 93 miles
- Minneapolis/St. Paul, Minnesota – 245 miles
- St. Louis, Missouri – 335 miles

DEMOGRAPHICS AT A GLANCE

- Population: 98,677
- Labor Force: 60,300
- Median HH Income: \$74,495.00
- Dominant Tapestry: Set to Impress (43%)

LOCAL EMPLOYERS

- John Deere Dubuque Works
- Cottingham & Butler
- Heartland Financial



TRACT 1 - 10496 Ironwood Drive

Tract 1 is a 2.40-acre parcel with a with an existing 8,992 sq ft building. Located at the far southwest corner of the development, the building overlooks the rest of the business park and the Dubuque County countryside to the north and east. Built in 2010, the building offers a generous 1376 sq ft office and two shop areas totaling 7616 sq ft. Each of the shop areas have via multiple walk doors and a 12' OH door at a minimum.

PROPERTY HIGHLIGHTS:

- Newer construction with steel siding
- Good access in desirable location
- Well-maintained property
- Flexible use

PROPERTY SUMMARY:

- 8,992 sq ft building
- 2.40 acres
- Zoned M1 (Light Industrial)
- 12' OH Doors
- Partitioned Areas for Owner/User or Investment potential

LOCATION HIGHLIGHTS:

- Dubuque County adjacent to City of Dubuque
- At the US Hwy 151/61 interchange at US Hwy 52/Southwest Arterial
- A few minutes from the airport & downtown Dubuque



Tract 1 - Photos



Tract 2 – 25.01 acres

Tract 2 is a single parcel with five distinct lots separated by existing or planned roadways. A 2+ acre lot could be ready for development immediately and two other lots would be ready following road extensions. The northernmost lot is approx. 16 acres that directly adjoins the planned City of Dubuque Gateway Industrial Park.

PROPERTY HIGHLIGHTS:

- Mix of raw land and ready-to-build sites
- Excellent highway visibility
- Defined lots for ease of potential subdivision of the parcel by new owner

PROPERTY SUMMARY:

- 25.01 total acres
- M1 zoning (light industrial)
- Access available to each lot

LOCATION HIGHLIGHTS:

- Several lots have prominent & visible location from US Hwy 151/61
- Access near entrance of the business park
- Adjacent to existing or planned roadways for ease of development
- Adjacent to planned city industrial park



Tract 2 - Photos



Tract 3 - 8.43 ACRES

Tract 3 offers the most prominent location in the park with over six acres fronting US Hwy 151/61 adjacent to the SW Arterial/US Hwy 52 interchange. Incredible visibility to northbound traffic and great highway access from the entrance road to the park which bisects the lot. Rough grading has been completed on the eastern portion of this lot.

PROPERTY HIGHLIGHTS:

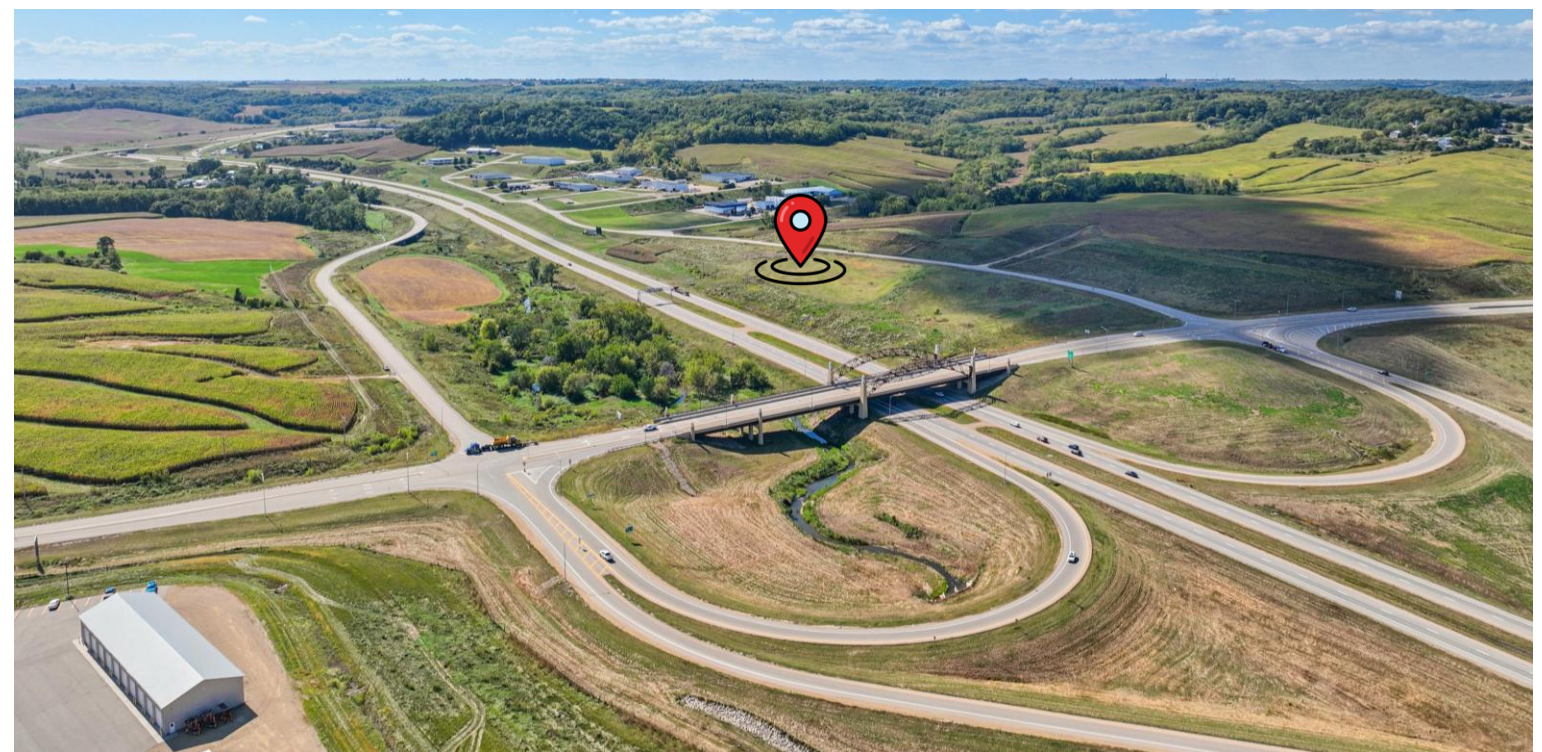
- Excellent highway visibility
- Ease of access from the interchange
- Rough graded to a couple of usable pads
- Zoning allows for many uses

PROPERTY SUMMARY:

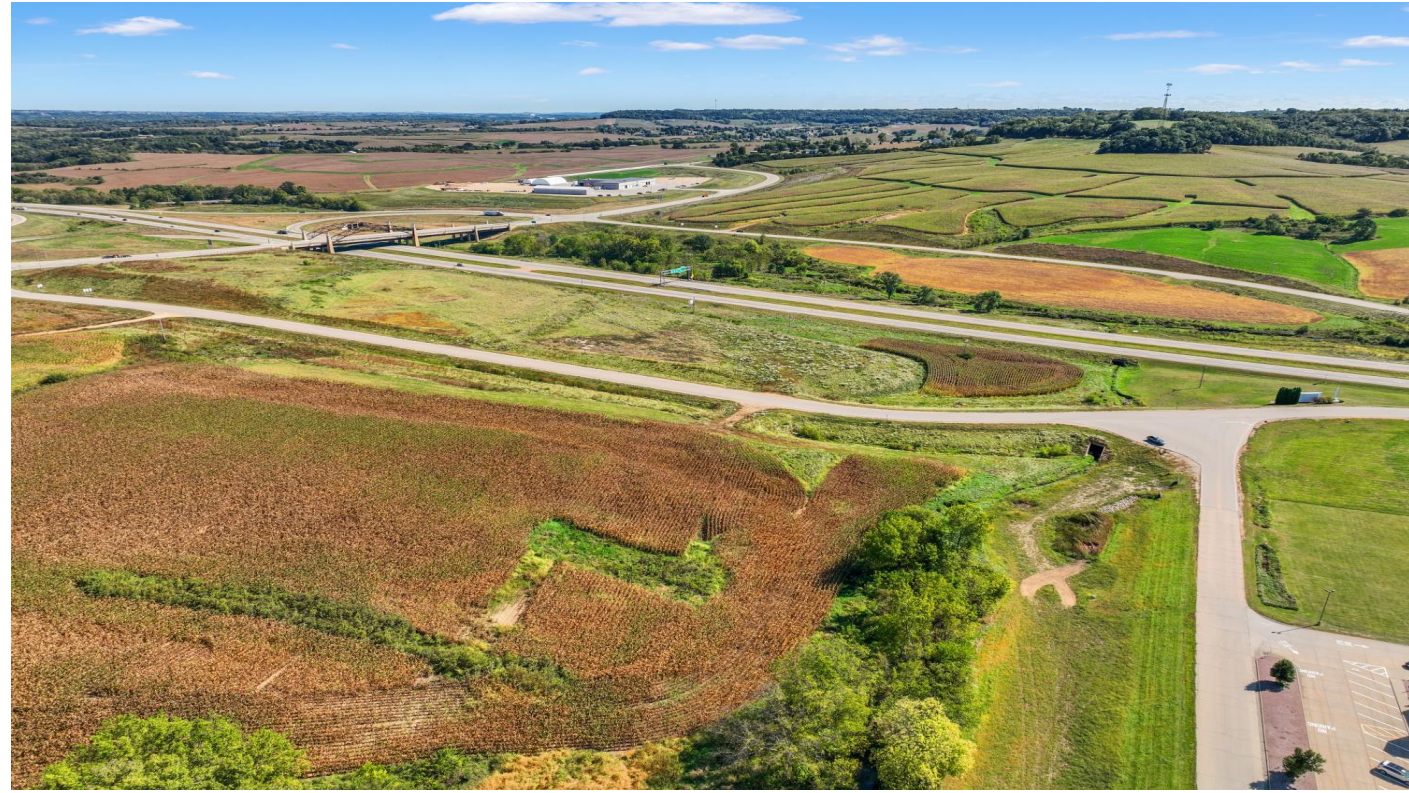
- 8.43 acres total
- M1 (light industrial) zoning where B1 (Business) and B2 (Highway Business) uses are also allowed
- Electric runs adjacent to the lot
- Gas and water may be brought to the lot

LOCATION HIGHLIGHTS:

- Direct in path of growth on Dubuque's south end
- Between the major intersections of US Hwy's 151, 61, 52 and the new Southwest Arterial
- Minutes to the airport and downtown



Tract 3 - Photos



TRACT 4 –3.60 ACRES

Tract 4 is positioned near the southwest corner of the business park at the end of Ironwood Drive. The lot is bisected by the planned roadway that would extend on to the future development property to the west. We a sloping grade from south to north, the lot is well-positioned for a light industrial development opportunity

PROPERTY HIGHLIGHTS:

- Some rough grading complete
- Sized for 10,000 to 15,000 sq ft building
- Favorable Dubuque County zoning

PROPERTY SUMMARY:

- 3.60 total acres
- Zoned M1 (light industrial)
- Direct access to gas line
- Developable lot

LOCATION HIGHLIGHTS:

- High elevation near the back of the business park
- Direct access from Ironwood Drive (to be extended)
- Adjacent timber provides a welcoming natural setting



Tract 4 Photos



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TRACT 5 – 116.86 ACRES

Tract 5 offers a truly unique accumulation of four parcels of raw land intended for the future expansion of the business park. The majority of this tract extends to the west on the south side of the large, swooping valley. The majority is crop ground suitable for development, but the tract also boasts several acres of Iowa timber with an impressive ridgetop on one side and a small creek on the other. At the westernmost end is a secluded grassland area surrounded by corn that area whitetail hunters dream about. A mix of M1 and R2 zoning on these parcels brings in the possibility of either business/light industrial growth or residential possibilities.

PROPERTY HIGHLIGHTS:

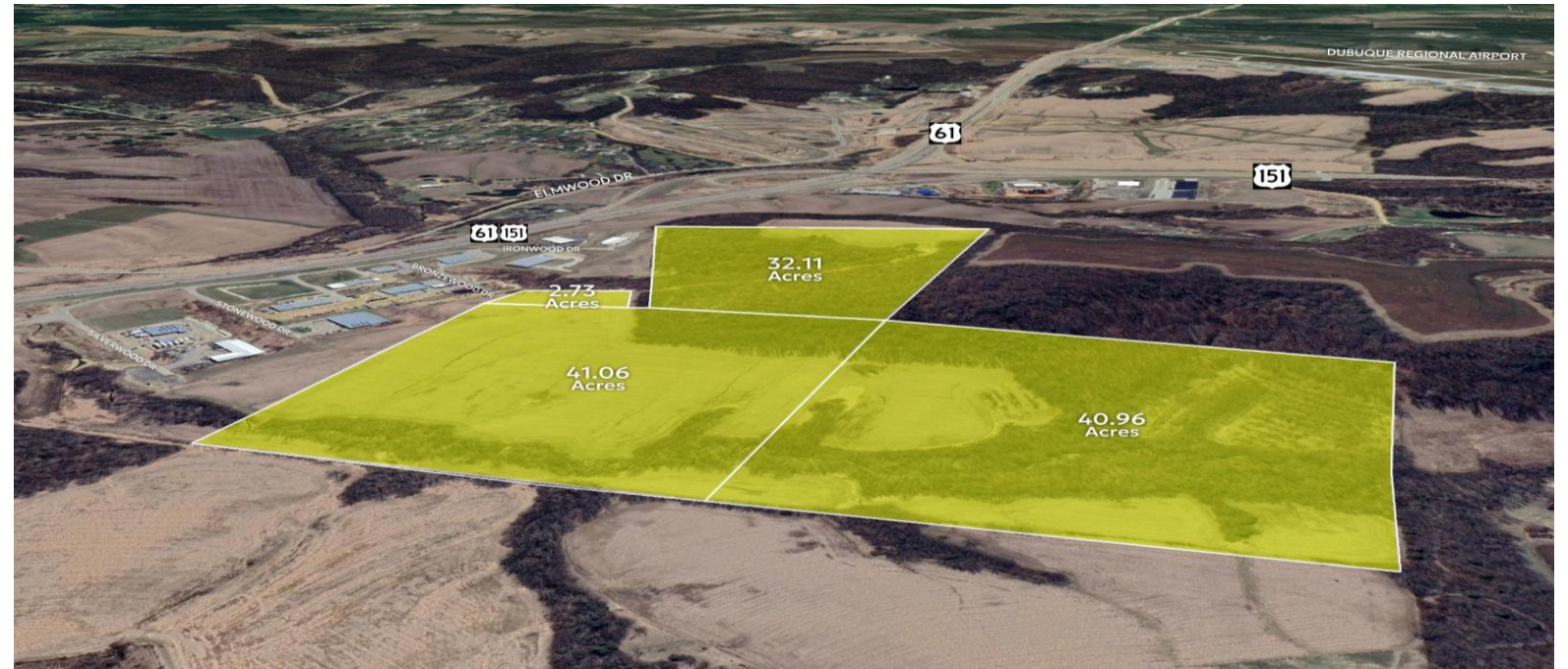
- Mix of crop and timber ground currently
- Grade ranges from a high ridgetop to sloping suitable for development to the low-lying creek
- Currently secluded with access through the business park make it attractive for recreation or residential development

PROPERTY SUMMARY:

- 40.96 acres: R2 zoning
- 32.11 acres: R2 zoning
- 41.06 acres: M1 zoning
- 2.73 acres: M1 zoning

LOCATION HIGHLIGHTS:

- Directly in the path of future growth of Dubuque to the south.



Tract 5 - PHOTOS





Steve Davis, CCIM

Commercial Broker

Co-Owner/Managing Broker of Equity Real Estate Group

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PROFESSIONAL BACKGROUND

Steve Davis, CCIM, founded Equity Real Estate Group in 2022 after nearly 20 years in insurance and financial services and seven years in real estate sales. Licensed in Iowa, Illinois, and Wisconsin, he represents buyers, sellers, landlords, tenants, and investors throughout the tri-state region.

With a reputation for trust, integrity, and client advocacy, Steve quickly earned the CCIM designation—commercial real estate’s most respected credential—through extensive coursework, proven transaction experience, and a commitment to ethical standards. His expertise spans retail leasing, land acquisition and development, industrial, office, senior housing, and multifamily, supported by strong financial and market analysis skills and a broad local network.

Clients describe Steve as approachable, knowledgeable, and professional, often praising his dedication and willingness to go the extra mile.

An active community leader, Steve has served as Immediate Past Board Chair of the Dubuque Community Y, Board Member of the Dubuque Area Chamber of Commerce, and Past President of The Rotary Club of Dubuque.

Born and raised in Dubuque, he lives in Dubuque County with his wife and three children

Membership & Community Involvement

- Dubuque Area Chamber of Commerce (Active member & BOD)
- Greater Dubuque Development Corp (Investor Member)
- The CCIM International Institute -Designee
- CCIM Iowa (Active Member & Board Secretary/Treasurer)
- Iowa Commercial Real Estate Association (ICREA)
- Institute of Real Estate Management (IREM)
- East Central Iowa Association of Realtors/MLS (Active member and BOD President-Elect)
- Dubuque County, Iowa Zoning Commissioner
- Quad Cities Area Association of REALTORS/MLS
- South Central Wisconsin MLS & Wisconsin REALTORS Association
- 100+ Men Who Care –Tri-State Chapter
- Dubuque Community Y (Active member & BOD)
- Iowa Association of REALTORS (Professional Standards Committee)
- National Association of REALTORS
- International Council of Shopping Centers (ICSC)
- Real Estate License in Iowa, Illinois & Wisconsin