

3400 Jackson Street Dubuque, Iowa

Development
Opportunity



Land For Sale

Parcel Lines are approximate
Photo Credit: Dylan Michaels ECIA

- Tremendous build to suit opportunity
- Up to 20 acres
- Excellent exposure
- Over 6,200 vehicles daily (2021 IA DOT)
- \$60,000 per acre
- Located on the north end gateway to Dubuque
- Easy access to NW Arterial/HWY 32
- Minutes from HWYS 3, 20 and 52
- Currently zoned Light Industrial



Nancy Kann

563.580.7257

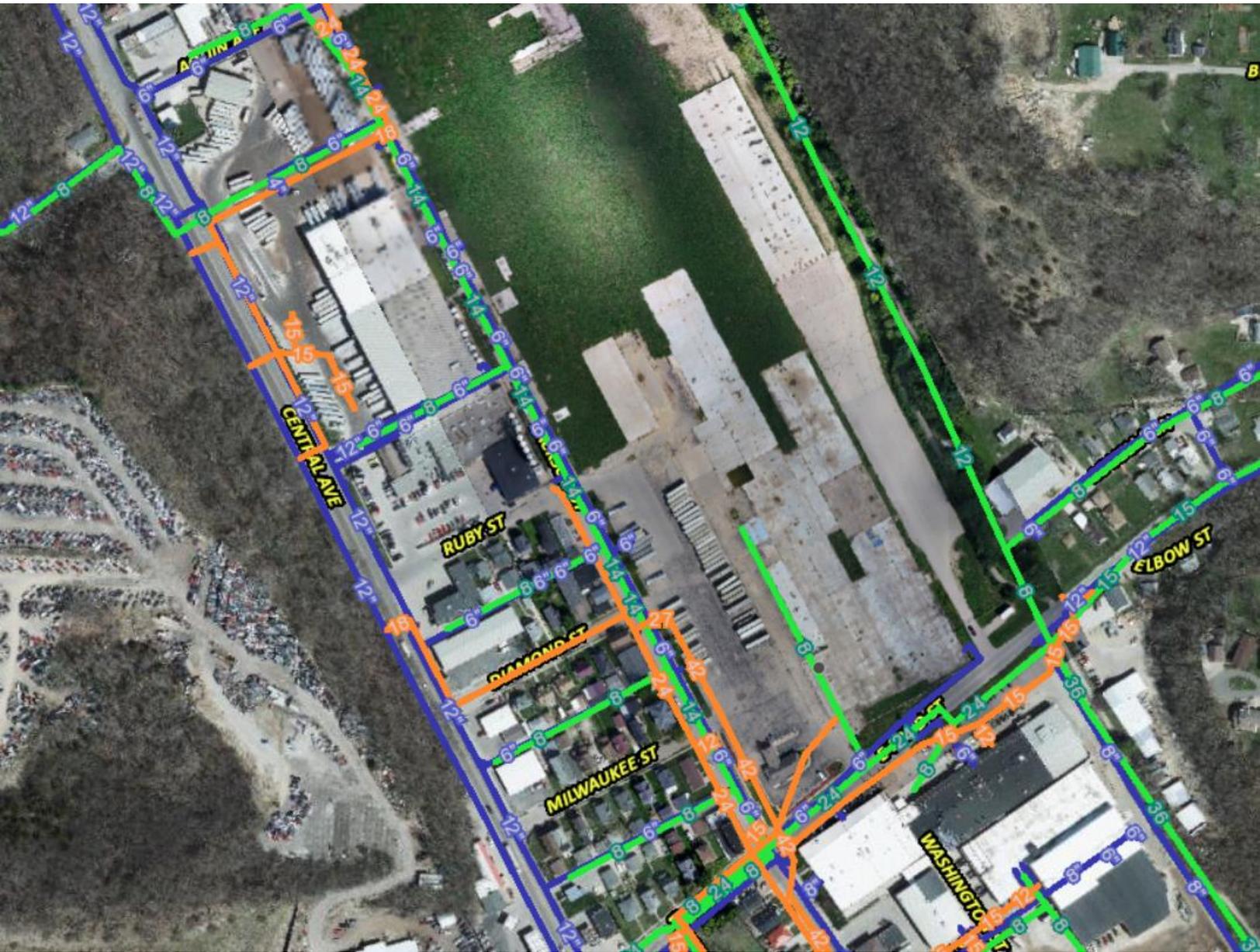
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03/14/2024

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Utility Map



Key

- Blue: Water
- Green: Sanitary
- Orange: Stormwater



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Click photo to
play 360° Video
from 10/2021

360° Video by Dylan Michaels, ECIA

- Steps from Heritage Trail, the Upper Midwest's most scenic all-season trail
- Join other businesses such as Prairie Farms, BP, Minnesota Furniture, A&G Electric, Lime Rock Springs, Convivium Urban Farmstead, Copper Kettle, Couler Valley RV, and more

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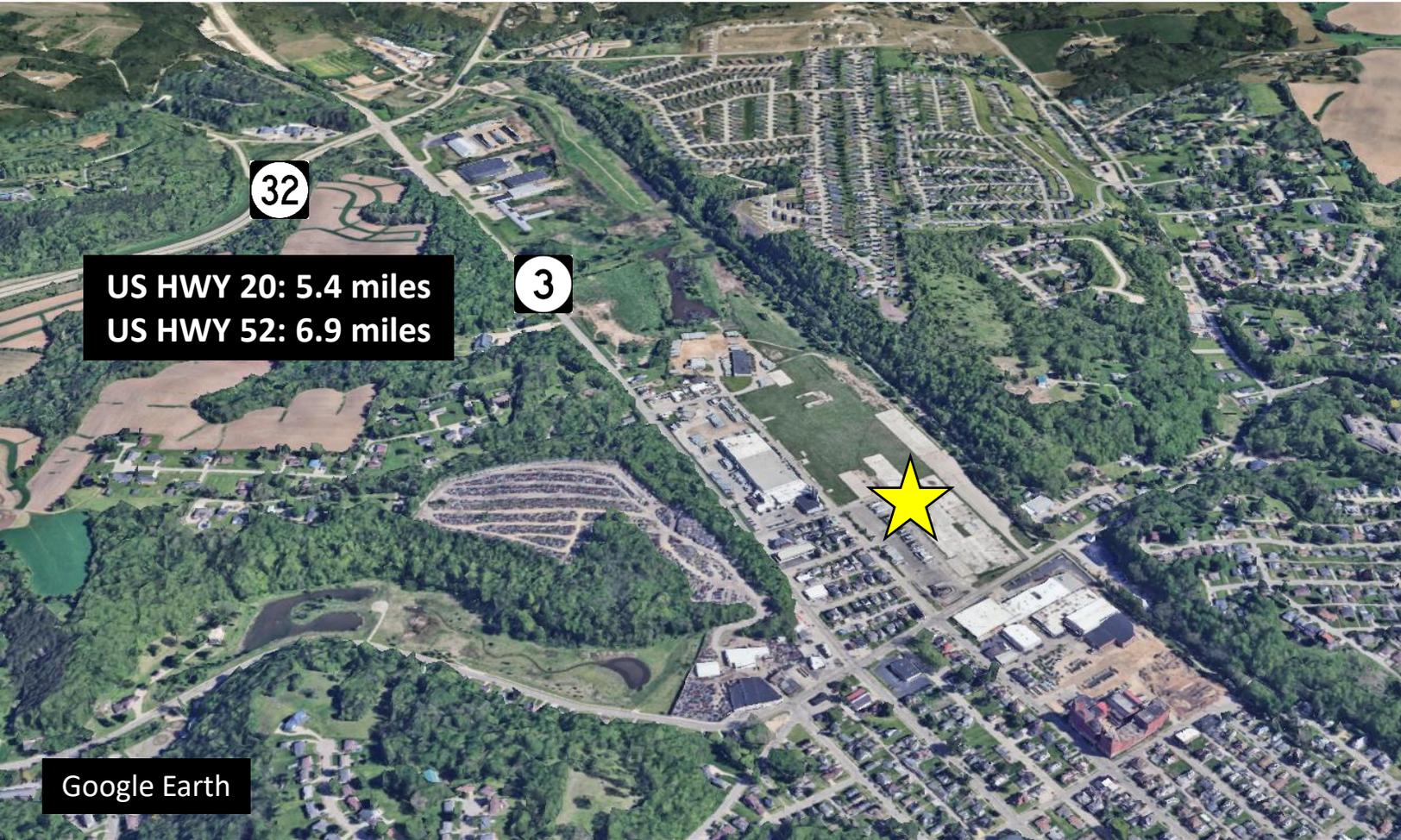
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Drive Times to Nearby Cities

Omaha Nebraska 5 hours	Kansas City Missouri 6 hours	Des Moines Iowa 3 hours	Minneapolis Minnesota 4.5 hours	Chicago Illinois 3.5 hours	St. Louis Missouri 5 hours
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