

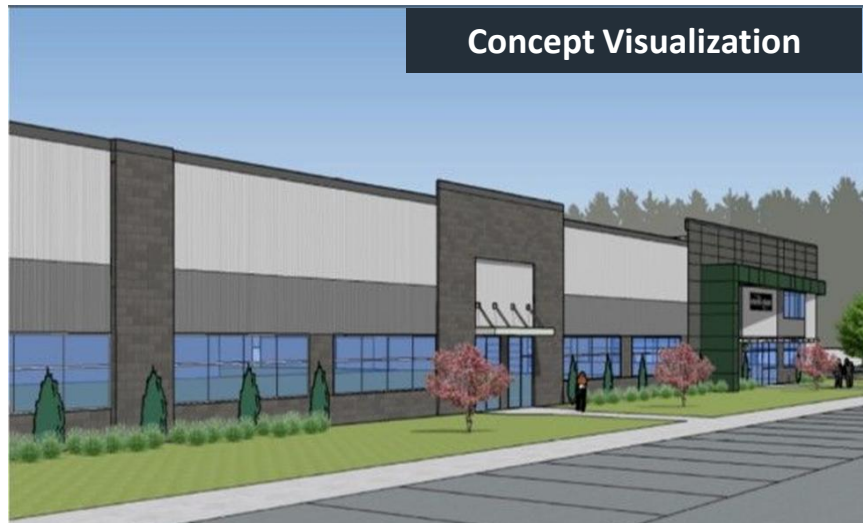
# 200-255 S Main St Dubuque, Iowa

For Sale or Lease



## Site details

- Sale, build-to suit sale or lease
- Up to 3.7 acres total
  - 1.47 acres
  - 1.01 acres
  - 1.22 acres
- Utilities brought to street
- Light Industrial zoning
- Adjacent to HWY 61 with over 15,000 vehicles daily (2021 IA DOT)



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# 200-255 S Main St

Dubuque, Iowa

For Sale or Lease



## Site Advantages

- Prime location at one of the city's tri-state gateways
- Tremendous visibility from adjacent HWY 61
- Distribution friendly location with direct, signalized access at HWY 61 & S Main St for easy access to key shipping routes
- Situated in an established commercial area
- Neighboring businesses include Spahn & Rose Lumber, Burger King, Tandem Tire, Steve's Ace Hardware, Physical Therapy Solutions, Mountaintop Stoneworks, RF2 Furniture Warehouse, Taco Bell, HyVee Gas, and HyVee grocery store which boasts the highest foot traffic count in the state of Iowa



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