



FOR SALE

4748 SE 420TH ST, LOT 6, IOWA CITY

\$632,749

A 10-acre certified Shovel Ready industrial site certified by the Shovel Ready Iowa Certification Program. This parcel is flat, access roads are in and all utilities are sufficient and to the site. Interior site road from 420th Street will have to be added to this site. TIF may be available depending on number and quality of permanent jobs created by new enterprises. May be combined with lot #4 for a 20.1-acre lot. The site is right on major transportation (Hwy #6) and is just 3 miles to I-80 and just 8 miles to the I-80/I-380 interchange. The City of Iowa City reserves the right to approve buyers depending on buyer's business model and likelihood to employ local workers.

Information deemed reliable, but not guaranteed.

Price:

\$632,749

Zoning:

I1

Total Acres:

10 Acres

Traffic Count:

1,340 cars on 420th St per day,
5,400 cars on Hwy 6 per day

Directions:

Hwy 6 east of Scott Blvd, east on
420th to the Iowa City Industrial
Park

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®

Jeff Edberg Team

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✉️ carmen@icrealestate.com

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LKR
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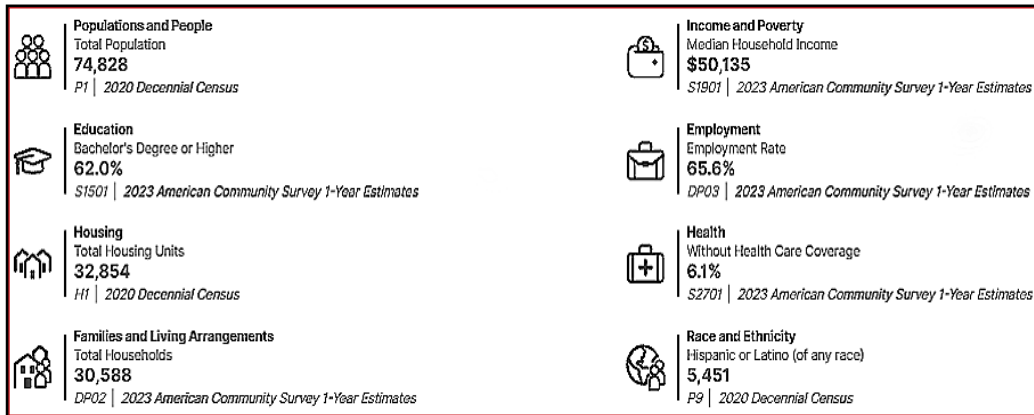
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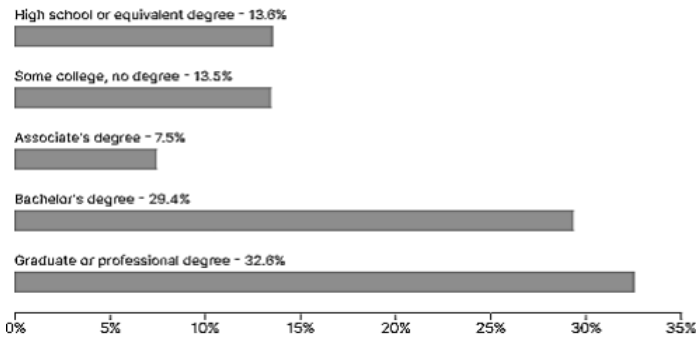
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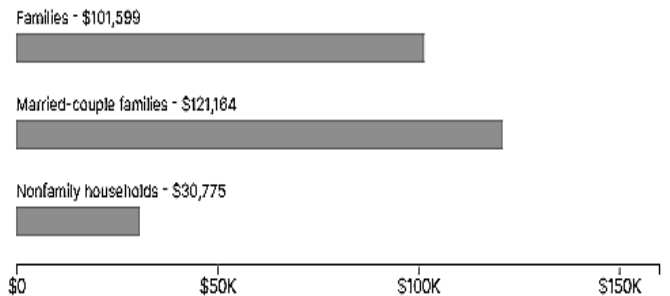
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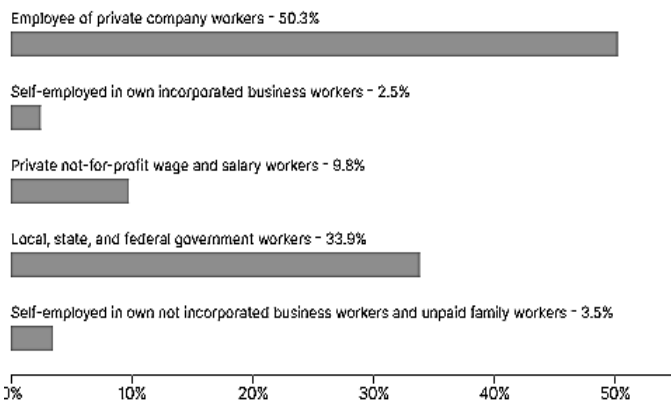
Education Attainment (Population 25 Years and Older) in Iowa City city, Iowa



Median Income by Types of Families in Iowa City city, Iowa

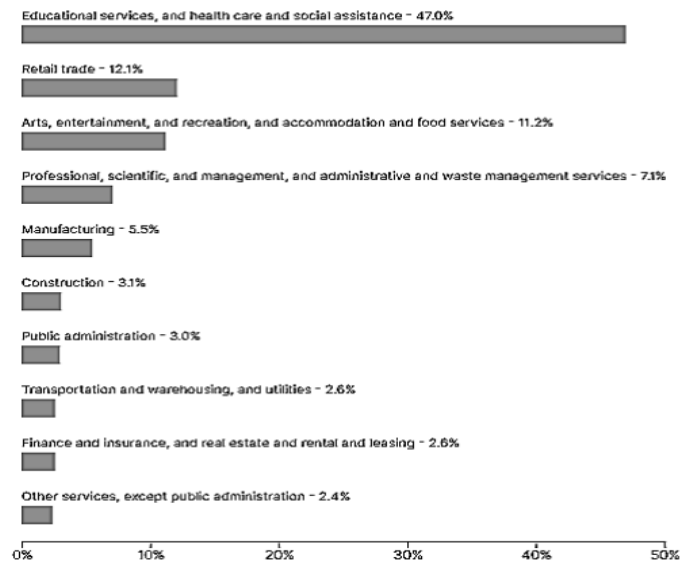


Class of Worker in Iowa City city, Iowa



Industry

Industry for the Civilian Employed Population 16 Years and ... in Iowa City city, Iowa



United States®
Census
Bureau

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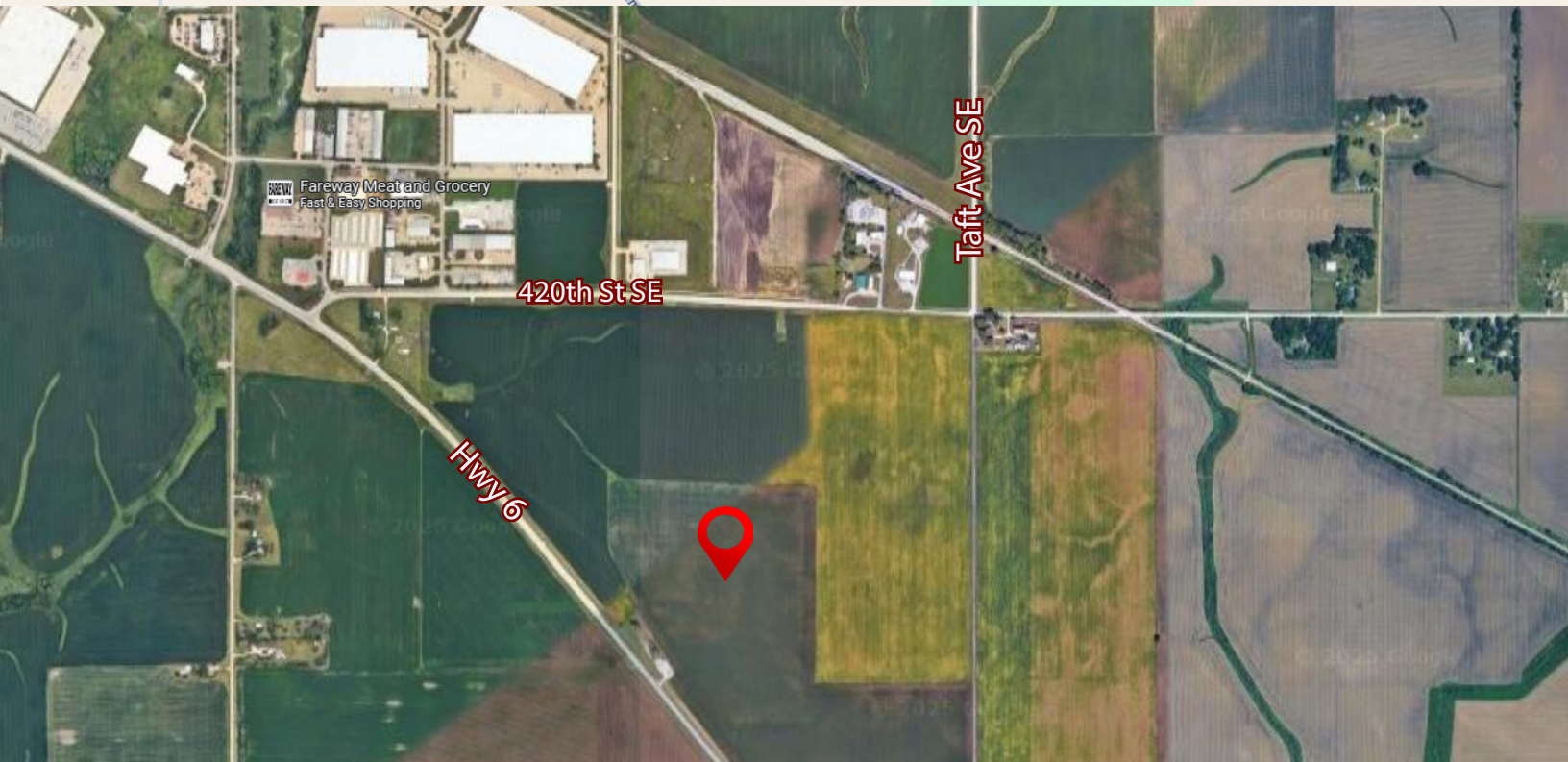
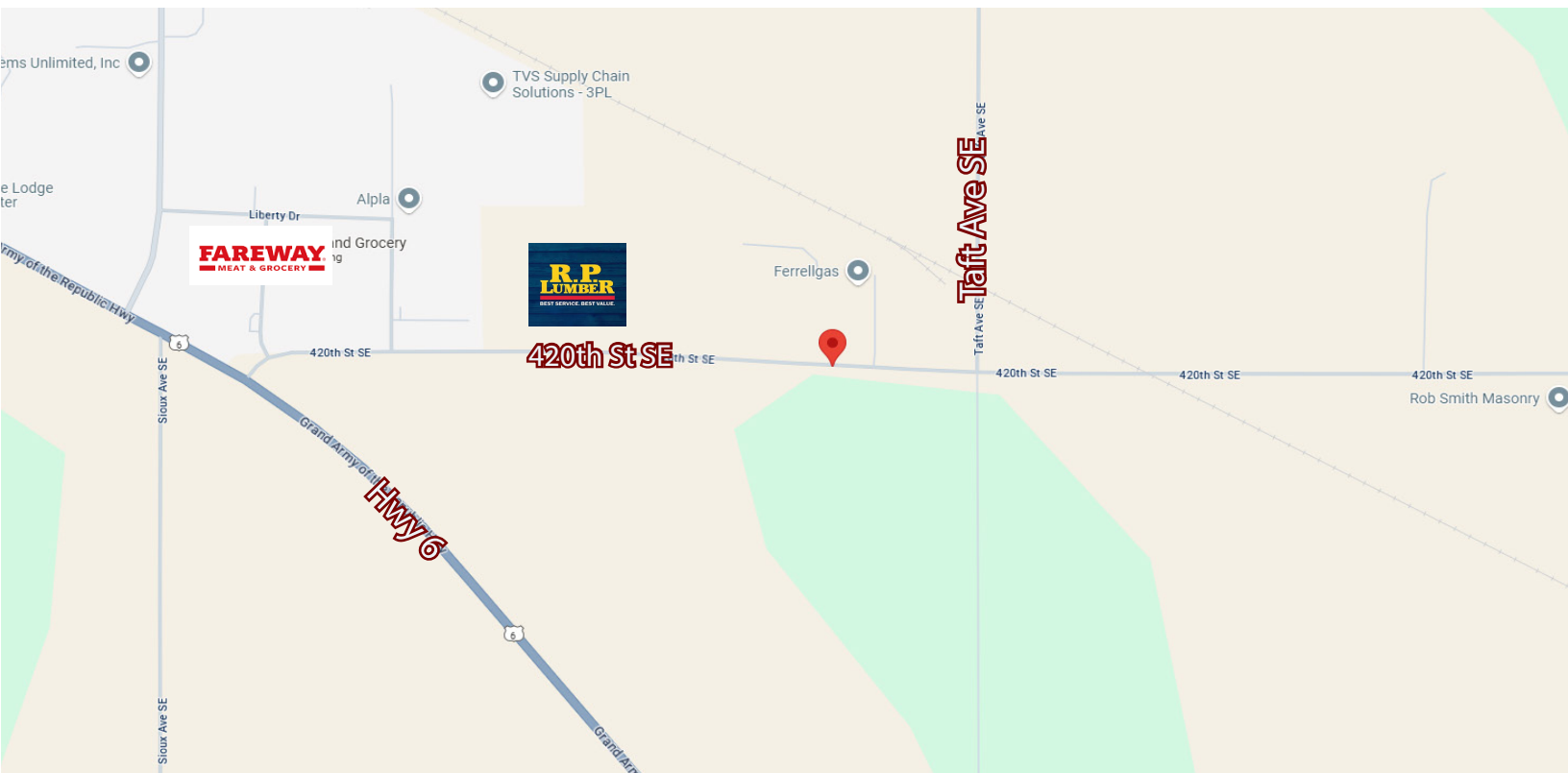
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