

For Sale

3000 & 3040 Jackson St.
Dubuque, Iowa



BUILDING SIZE:

Approx. 75,000 sq ft

LOT SIZE:

2.82 Acres

YEAR BUILT:

1895

PROPERTY TYPE:

Industrial/Redevelopment Site

HIGHEST & BEST USE:

Full historic renovation with adaptive reuse to a mix of multi-family housing and commercial spaces.

ADDRESS:

3000 & 3040 Jackson Street, Dubuque, IA 52001

LOCATION:

A fixture in Dubuque's North End District, the property sits one block off Central Avenue/State Highway 3 and Peru Road. Dubuque, Iowa is situated along the Mississippi River in east-central Iowa and is centrally located between Chicago, Des Moines, Minneapolis and St. Louis.

SUMMARY:

Originally constructed in 1895 by the Dubuque Brewing & Malting Company, it was the third largest brewery in the country. Over 100 years later and following several uses, the property is ready for a full historic rehabilitation. A portion of the structure has been removed paving the way for new development along with the adaptive reuse of the remaining structure.



Equity Real Estate Group

1055 UNIVERSITY AVENUE
DUBUQUE, IOWA 52001

WWW.EQUITYDBQ.COM

Steve Davis, CCIM

Broker/Owner

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Licensed in Iowa

OVERVIEW

The offering consists of an accumulation of three parcels at the corner of 30th & Jackson Streets. Two parcels are completely vacant following the removal of a portion of the original structure. The 3040 Jackson Street property contains a 75,000 sq ft vacant structure ready for renovation. A neighboring business is leasing a portion of the property for vehicle storage.

PROPERTY HIGHLIGHTS

- Historic Dubuque Landmark
- Incredible structure dominating the skyline
- Nearly 3-acres for flexibility of redevelopment plan
- Prominent location in well-established neighborhood
- Adjacent to Heritage Trail connection

PROPERTY SUMMARY

- Listed at \$1,500,000
- Offered as an accumulation of all three parcels
- Year Built: 1895
- Lot Size: 2.82 Acres
- Zoning: Downtown Commercial (C4)



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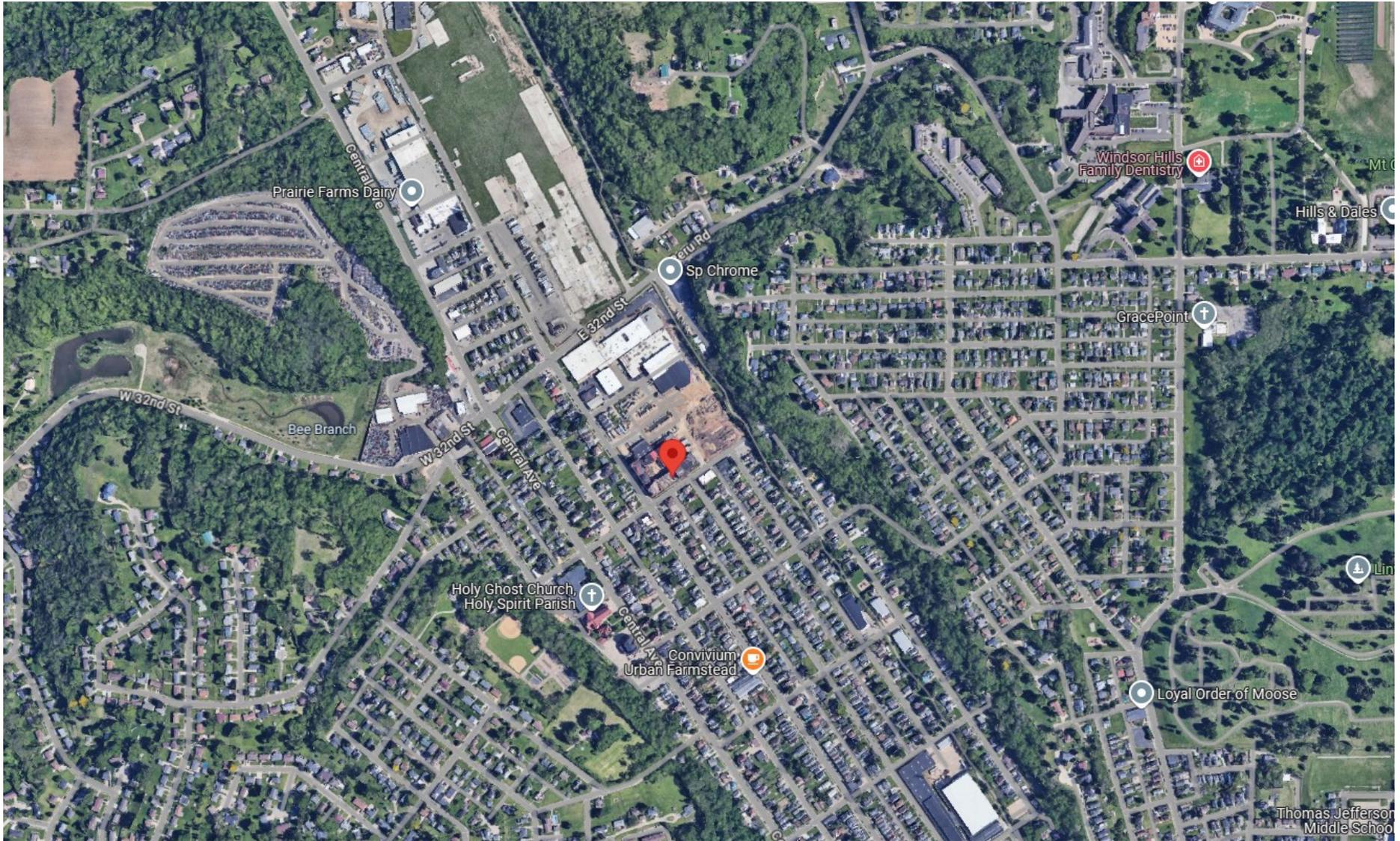
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AERIAL MAP



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DUBUQUE, IOWA MSA

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

Distances From Dubuque

- Cedar Rapids, IA - 73 miles
- Des Moines, IA - 200 miles
- Chicago, IL - 170 miles
- Madison, WI - 93 miles
- Minneapolis/St. Paul, MN - 245 miles
- St. Louis, MO - 335 miles

Demographics At a Glance

- Population: 98,677
- Labor Force: 60,300
- Median HH Income: \$74,495
- Dominant Tapestry: Set to Impress (43%)

Local Employers

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



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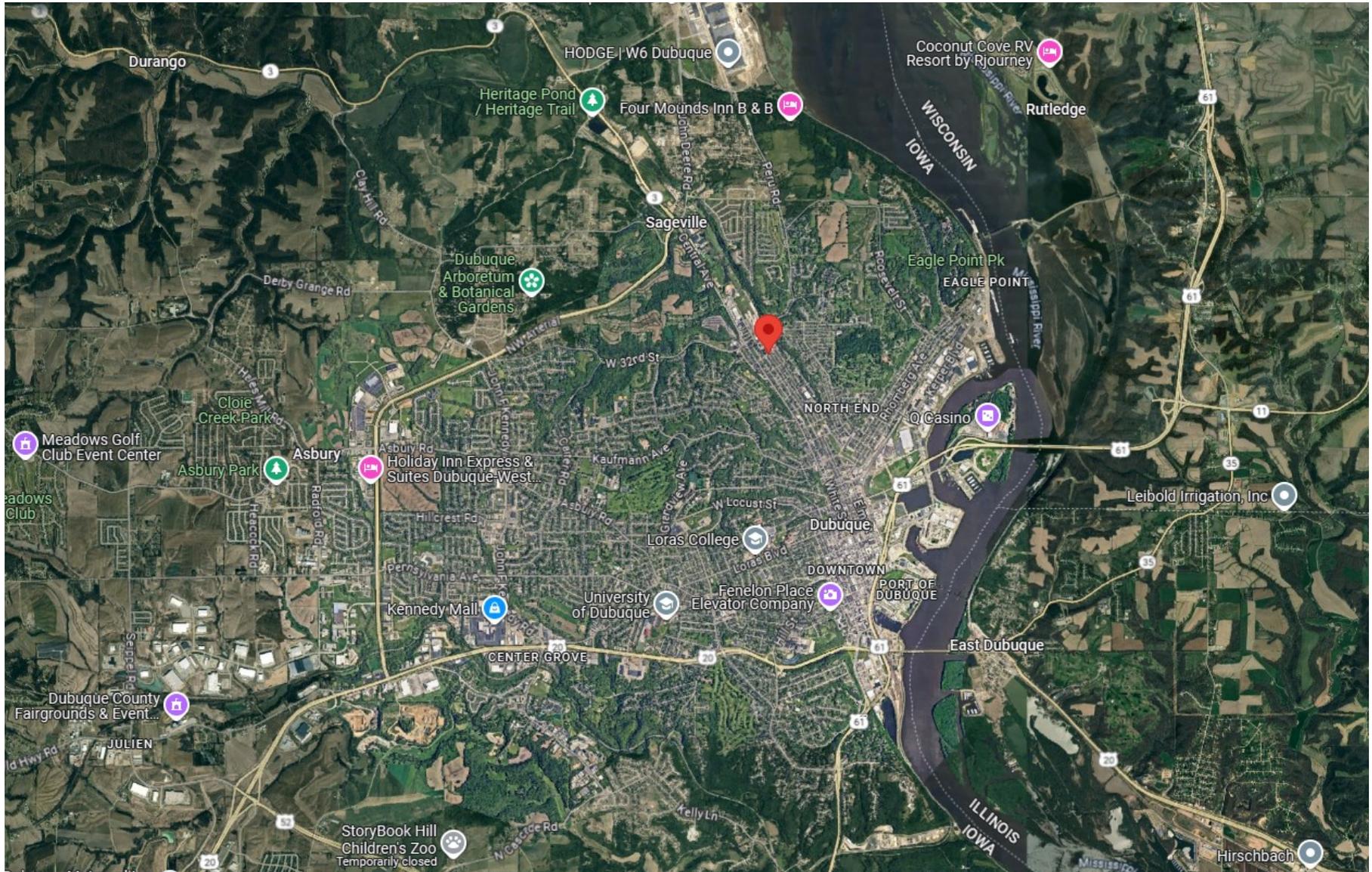
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CITY MAP



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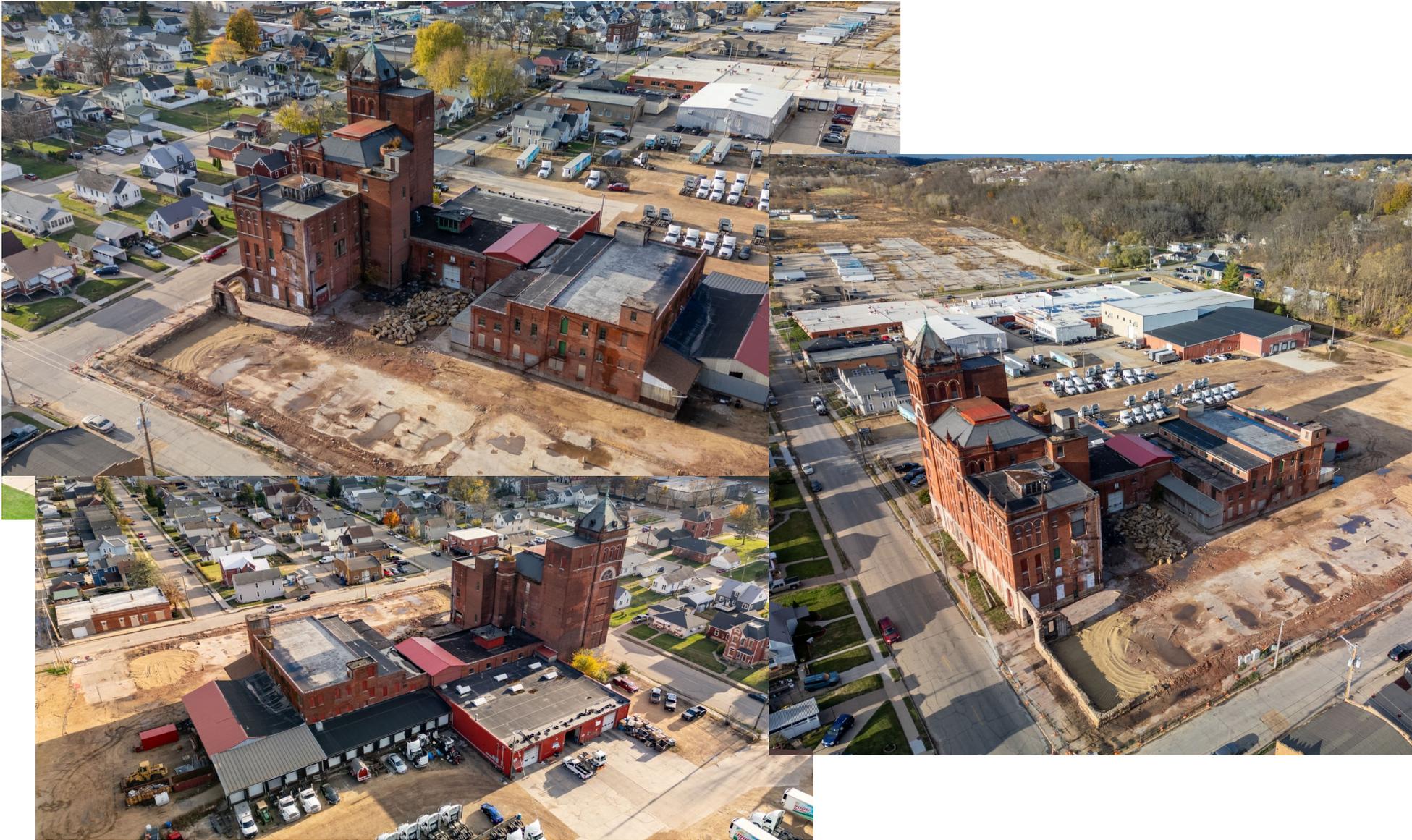
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PROPERTY PHOTOS



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