

200-255 S Main St Dubuque, Iowa

For Sale or Lease



Build to Suit

*2021 IA DOT

Site Advantages

- Prime location at one of the city's tri-state gateways
- Tremendous visibility from adjacent HWY 61
- Over 15,000 vehicles daily (2021 IA DOT)
- 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, Taco Bell, HyVee Gas, and HyVee grocery store which boasts the highest traffic count in the state of Iowa



Nancy Kann

563.580.7257

nancyk@gronen.com

www.dbqpropertygroup.com

09/09/2024

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Site details

- Build to suit sale or lease
- Up to 4.41 acres
- Owner will divide
- Utilities brought to street
- Light Industrial zoning
- Portions of parcels: 1130351001, 1130351002, 1130351005, 1130353001, 1025479001



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Area Information

- The Greater Dubuque region has a strong labor force and draws professional, skilled laborers, and tradespersons
- Dubuque is home to local colleges that specialize in career development courses customized to meet the needs of local businesses
- Over 2 million visitors each year
- Workforce numbers 62,200 (June 2024)
- Dubuque is home to major employers such as Andersen Window & Door, John Deere, MercyOne Medical Center, HODGE, UnityPoint Health, Cottingham & Butler, Sedgwick, Rainbo Oil Company, Hormel, and more



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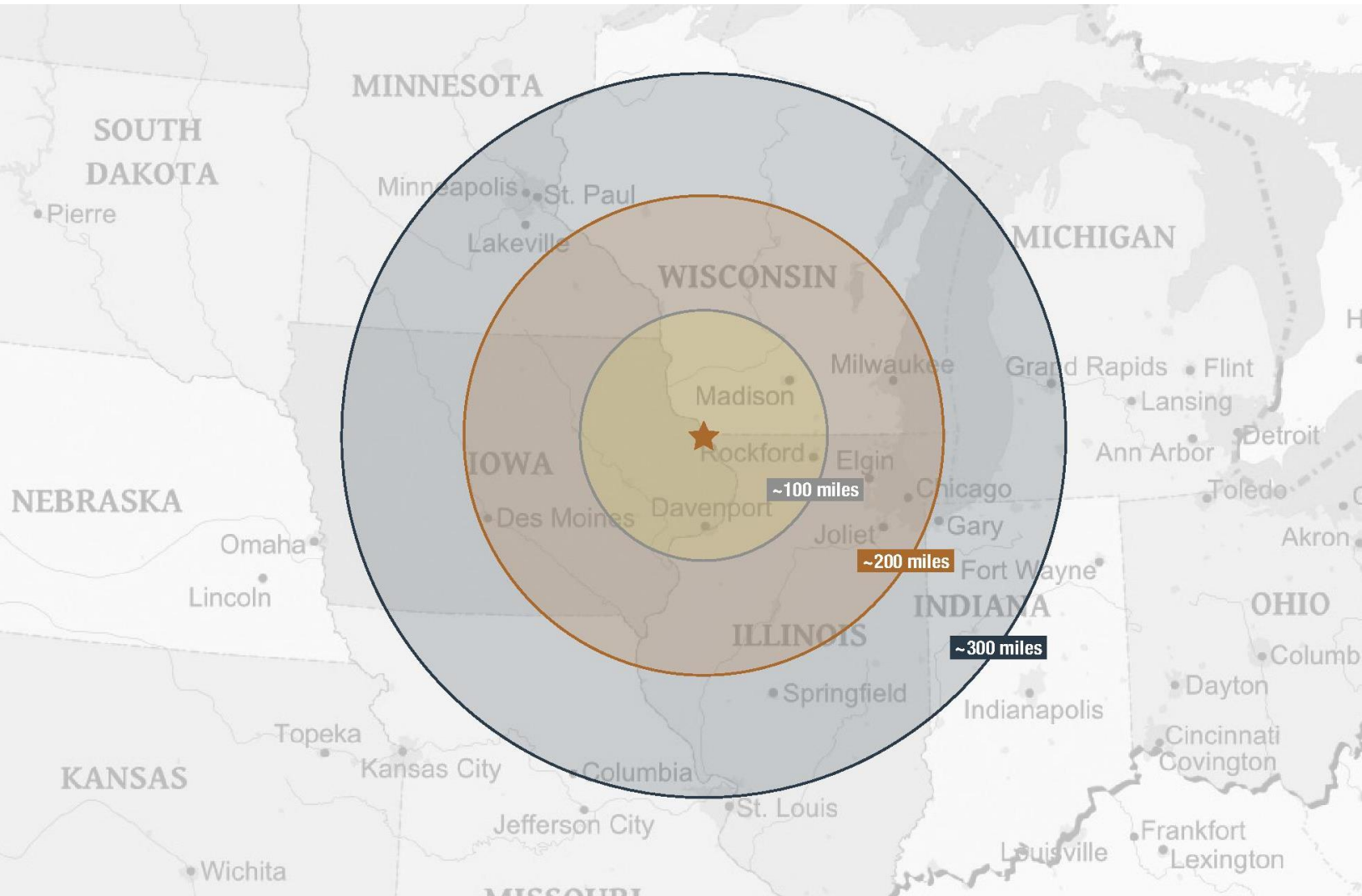
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Drive Times to Nearby Cities

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



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