



For Sale

4949 Chavenelle Road
Dubuque, Iowa 52002

BUILDING SIZE:

70,220 square feet

LOT SIZE:

7.77 Acres

YEAR BUILT:

1987; Addition in 1996

PROPERTY TYPE:

Industrial/Flex

FEATURES:

13 elevated dock w/levelers

Ample outdoor storage

Adaptable for warehouse or mfg

Existing long-term tenants

ADDRESS:

4949 Chavenelle Road, Dubuque, Iowa 52002

LOCATION:

The property is positioned on the west end of Dubuque on the corner Radford Road and Chavenelle Roads. It is approximately 1.5 miles from U.S. Highway 20, offering excellent regional connectivity.

SUMMARY:

Over 70,000 sq. ft. of leasable space, including 8800 sq. ft. currently leased for retail operations, and over 46,000 sq ft leased to an industrial supply company. The 60,000 sq ft of warehouse space provides a 22' clear height partitioned into 15,000 and 45,000 sq ft sections each with 6+ dock doors (13 total) with levelers. The nearly 8-acre site has a secured outdoor storage area, ample vehicle parking, a 14' OH door and plenty of space for circulation of trucks. Current 78% tenancy allows for an investment or owner-user purchase.

**Equity Real Estate Group**

3415 STONEMAN ROAD; UNIT 5
DUBUQUE, IOWA 52002

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OVERVIEW

Available for investment or owner-user purchase, the versatile flex industrial building offers over 70,000 sq. ft. of leasable space, of which 55,000 sq ft is currently lease. The 60,000 sq. ft. warehouse space provides a 22' clear height partitioned into 15,000 and 45,000 sq. ft sections 13 total dock doors with levelers. The nearly 8-acre site has a secured outdoor storage area, ample parking & circulation areas and room for additional building expansion. While the majority of the property is leased, it's very adaptable to a variety of industrial uses, from warehousing and distribution, to light manufacturing, and flex space.

PROPERTY HIGHLIGHTS

- Over 70,000 sq. ft. leasable area
- 55,000 sq. ft. leased; 15,000 sq ft vacant
- 22' clear height
- 13 dock height doors; 7 docks serving vacant space
- 480 Amp 3 Phase

PROPERTY SUMMARY

- Listed at \$5,000,000
- Year Built: 1987 with addition in 1996
- Lot Size: 7.77 Acres (2 parcels)
- 78% leased

LOCATION HIGHLIGHTS

- Within the Dubuque Industrial Center
- Great access to U.S. Highway 20 via NW Arterial or Seippel Road/SW Arterial Interchange
- Centrally located to the large Upper Midwest MSA's of Chicago, Minneapolis, Omaha, Des Moines & St. Louis



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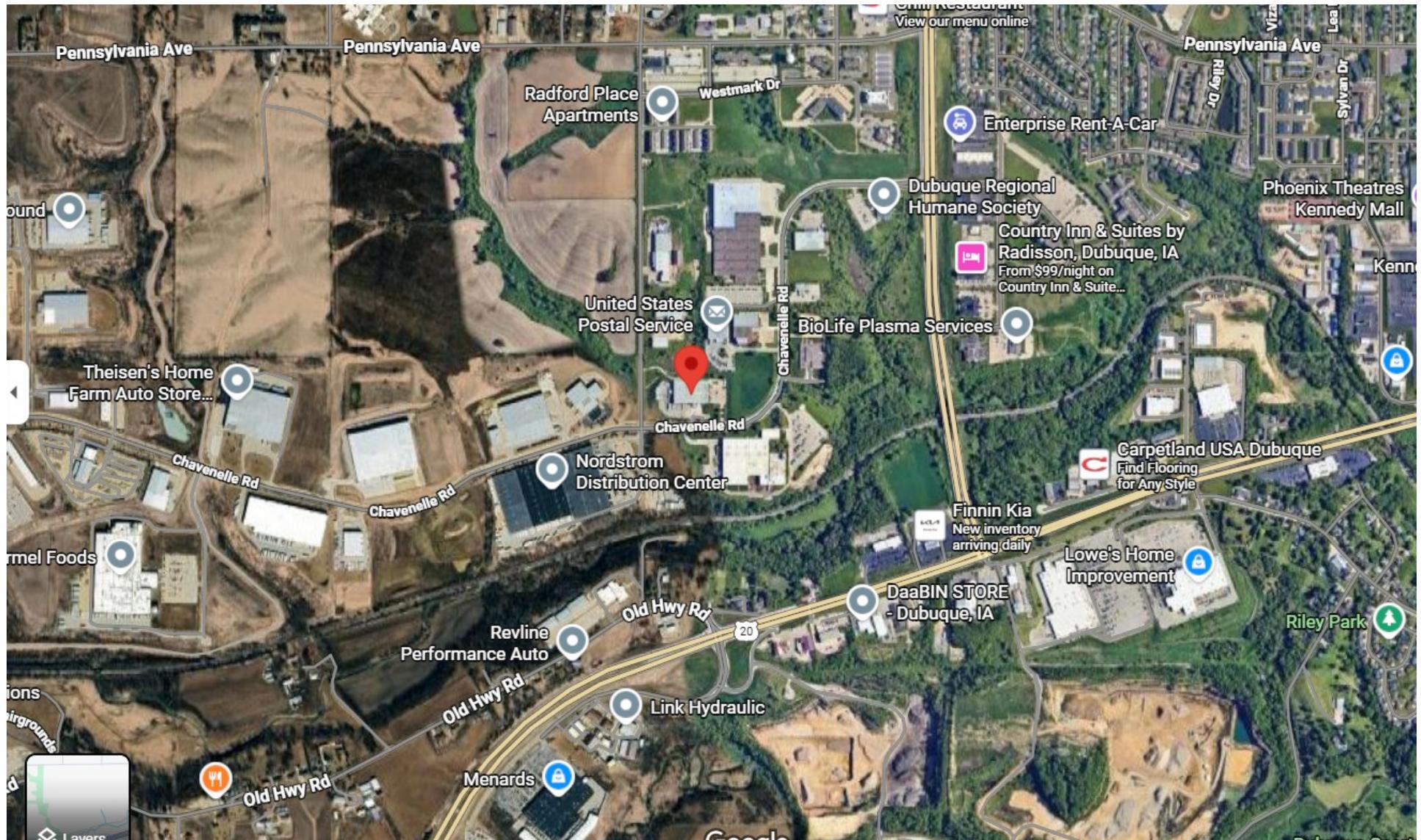
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AERIAL MAP



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PROPERTY PHOTOS



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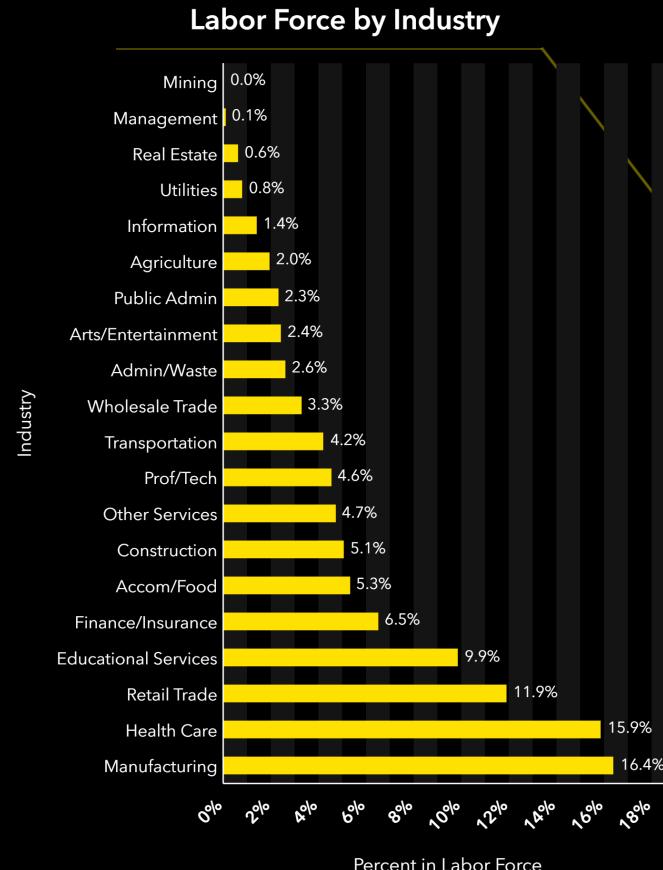
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DEMOGRAPHICS

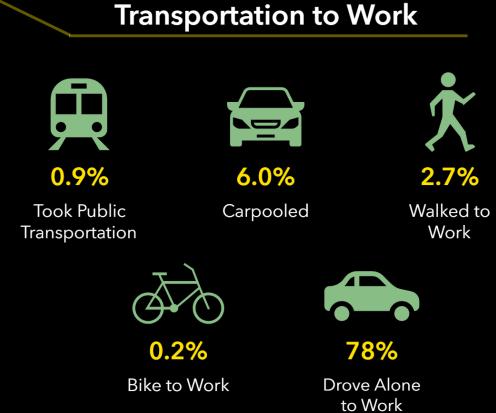
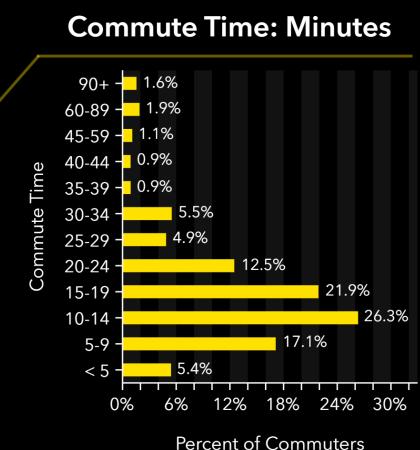
Economic Development Profile

4949 Chavenelle Rd, Dubuque, Iowa, 52002

Ring of 15 miles



Workforce Overview



Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), AGS (2024).

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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: \$74,495.00
- Dominant Tapestry: Set to Impress (43%)

Local Employers

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



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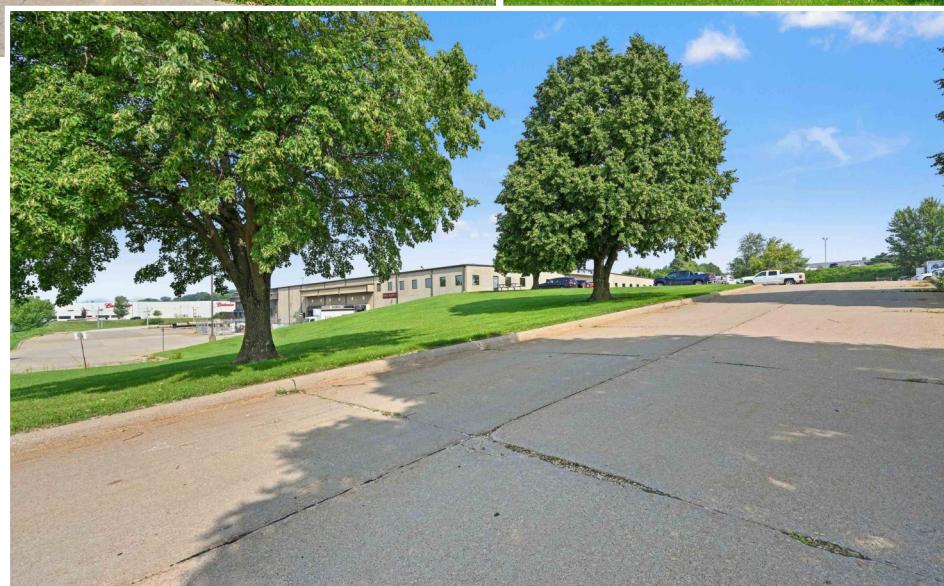
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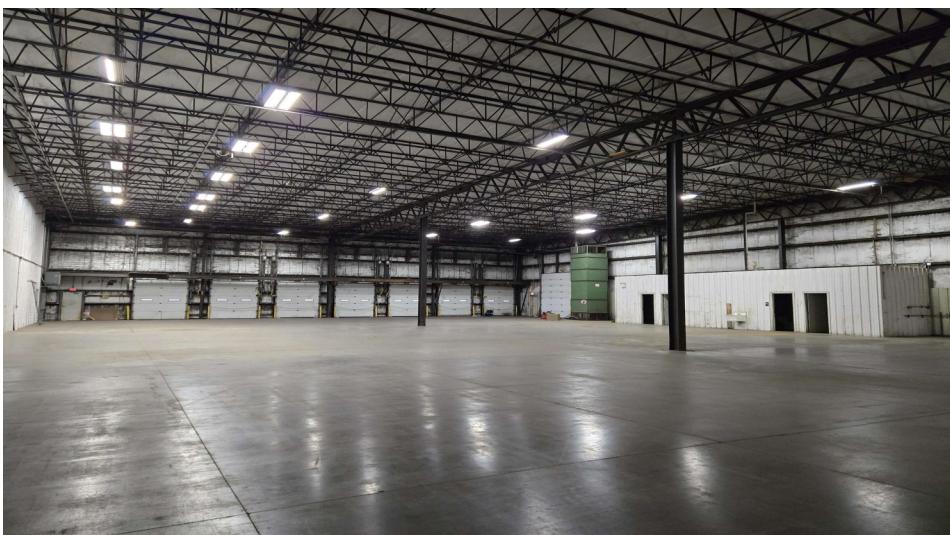
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