

LINCOLNWAY INDUSTRIAL RAIL & AIR PARK

CLINTON, IOWA

Asking Price/Acre: \$43,560

Potential discount based on number of quality jobs created and capital investment.

Sales Tax: 6% Market Value Assessed: 90%

Local Option Sales Tax: 1% Millage Rate: 42.077

(per \$1000 assessed)



Atlas Roofing Corporation

The following utilities are exempt from state and local sales tax if:

Electricity and natural gas:

Used directly and primarily in the manufacturing process.

Water:

Used in the generation of steam.

The **Lincolnway Industrial Rail & Air Park** is:



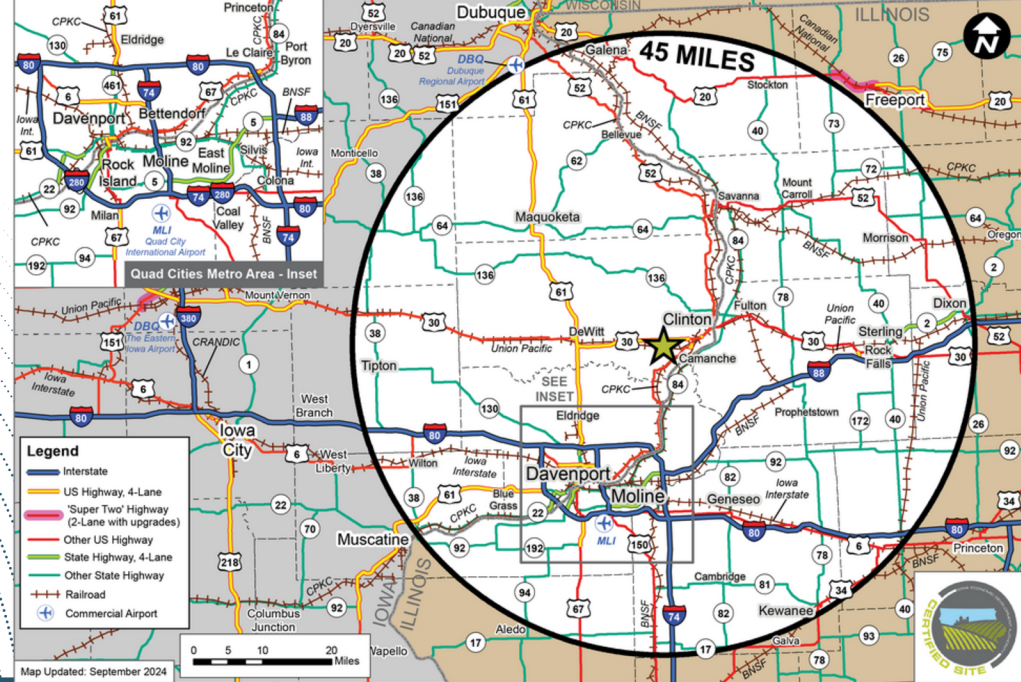
- over 500 certified acres located in Clinton County, Iowa.
- owned by **Grow Clinton, Iowa Land & Building**, and the **City of Clinton**.
- located 0.1 miles from four-lane U.S. Highway 30, 1 mile from the Clinton Municipal Airport, 29 miles from I-80, and 32 miles from I-88.
- park is intersected by 36th Avenue South which allows direct truck access to the traffic controlled interchange for four-lane U.S. Highway 30.
- currently zoned M-3 Industrial (Park) District by the **City of Clinton**.
- located outside of the 100 and 500-year floodplain.

The **Lincolnway Industrial Rail & Air Park** is rail served by Union Pacific Railroad, with a **City of Clinton** owned spur located at the southern end of the property. The Canadian Pacific and BNSF rail lines can also be accessed via a switch.

Companies locating within the park will meet with design engineers to determine the layout that best meets their rail needs.



36th Ave S. 161kv - ITC Midwest



SCAN FOR DRONE FOOTAGE

For additional information regarding studies and maps visit growclinton.com/business-development/industrial-economic/railpark

UTILITIES

The **Lincolnway Industrial Rail & Air Park** has two different electric service territories:

Alliant Energy services the north and west areas of the park.

12.5kv (distribution) 69kv on east edge of site, 161kv on-site (transmission)

Eastern Iowa Light & Power Cooperative (REC) services the central and southeast areas of the park.

12.5kv (distribution), 69kv on-site (transmission).

***Both providers will work with interested companies to provide an accurate cost and assessment of power needs.*

Alliant Energy is the natural gas provider serving the park with a 4-inch natural gas line operating at 275 psig and a 16" line within 3.5 miles of the site at 1,000 psig.

The **City of Clinton** operates wastewater. The pump station operates 350 GPM (500,000 GPD) of capacity. The station is readily expandable in various increments up to 4,050 GPM. The Clinton Regional Wastewater Reclamation Facility is the first biological nutrient removal facility in Iowa with an average daily capacity of 8 million GPD of flow.

Iowa American Water has constructed a water main extension and booster station to serve the park. A 12" main from a point of connection to an existing water main positioned west of the Millcreek Parkway and U.S. Highway 30 intersection.

Miles Communications provides high speed fiber internet up to 10GB.

