



lyonsbusinesstechnologypark

**Asking Price \$43,560
per acre***



Price Per Acre*
May be discounted depending on the number and quality of jobs created.

Property Details

Street Address: **1310 19Th Ave NW**
City: **Clinton, IA**
County: **Clinton County**
Zip Code: **52732**
Type of space: **Greenfield**
Zoning: **Commercial & Light Industrial**

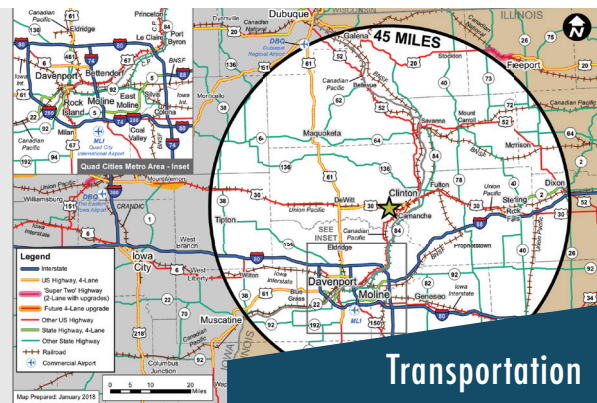
Sales Tax: **6%**
Local Sales Tax: **1%**
Total Acres: **109 Acres**
Available Acres: **70 Acres**
Within City Limits: **Yes**
TIF District: **Yes**

Property Highlights

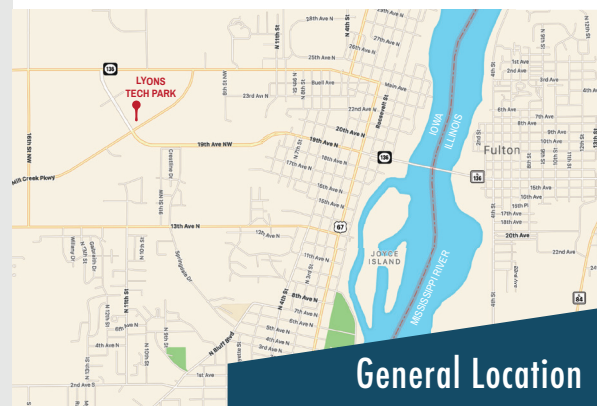
This greenfield development site is located adjacent to Mill Creek Parkway in Clinton, IA, just two hours west of Chicagoland. Lots range in size from 3 to 10 acres, but parcels can be combined at the client's request. The Tech Park is an ideal location for service industry, light manufacturing and high-technology firms. Current tenants include Data Dimensions, Bridgeview Community Mental Health Center, Winkel, Parker & Foster's CPA firm, First Wealth Financial, and Lighthouse Autism Center.

All infrastructure is in place, including fiber, water, sewer, gas & electric. For those companies interested in solar, the park is considered Solar Ready with access to a number of providers.

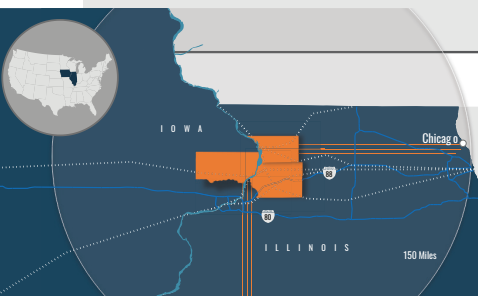
- Distance to Chicagoland: **108 Miles (2 hours)**
- Distance to Interstate: **I-80 (29 Miles) & I-88 (44 Miles)**
- Nearest 4-Lane Highway: **US Highway 30 (4.6 Miles)**
- Nearest International Airport: **Quad City Airport - MLI (45 Miles)**
- Floodplain: **Outside of the 100 & 500 Year Floodplain**



Transportation



General Location



Andy Sokolovich
President/CEO

For more information on the site, contact: **(563) 242-5702**



Utilities

The Lyons Business & Technology Park is served by the following utility providers:

Electric: **Alliant Energy**

Gas: **Alliant Energy**

Water: **Iowa American Water**

Sewer: **City of Clinton, IA**

Telecom: **Mediacom, Century Link,
Miles Communications**

Workforce Development & Training

Clinton Community College (Clinton, IA)

<https://www.eicc.edu/>

Sauk Valley Community College (Sterling, IL)

<https://www.svcc.edu/>

Whiteside Area Career Center (Sterling, IL)

<https://www.wacc.cc/>

Morrison Institute of Technology (Morrison, IL)

<https://www.morrisontech.edu/>

For more information, please visit www.growclinton.com