

Fairfield, Iowa Shell Building For Sale

NEW

30,000
Sq. Ft.



New Business & Industrial Park



Revision 022421a

OVERVIEW

Located on a new 60-acre business & industrial park directly adjacent to Hwy. 34 & Hwy 1 Interchange.

Size: 30,000 sq. ft.

Lot Size: 3.04 Acres

Structure: 100' x 300'

Sidewall Height: 27 ft.

Expandable: Yes

Utilities: All On-site

Zoned: Industrial, Commercial

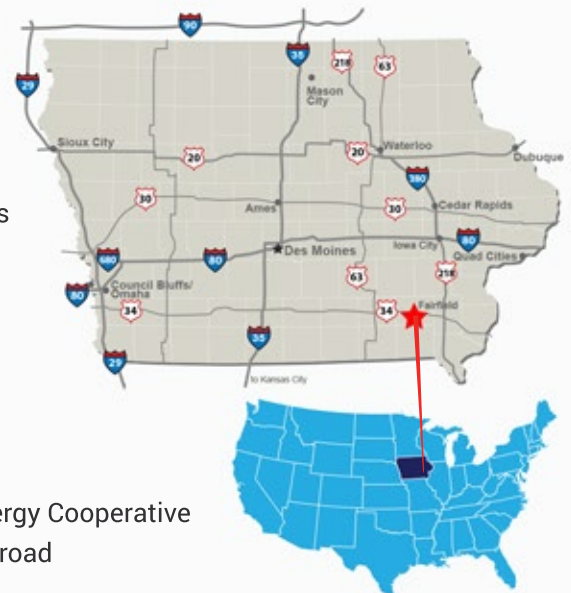
Topography: Flat

INCENTIVES

- Tax Increment Financing (TIF)
- Property tax abatement
- Access to multiple revolving loans
- State of Iowa incentives

PARK INFRASTRUCTURE

- 6" water main
- 8" sanitary sewer
- Three-phase electric - Access Energy Cooperative
- Newly paved commercial access road



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