

# Fairfield, Iowa Shell Building For Sale

**NEW**

**30,000 Sq. Ft.  
Built 2019**



## New Business & Industrial Park



Revision 071320a

## 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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