

28Acres (8 hectares) Developed Industrial Park

Imperial Avenue, Hampton, Iowa



THE PARK

Name	Hampton Air Industrial Park
Size	28Acres (8 hectares)
Specifications	Developed Industrial Park - 8 acres. Remaining 20 acres west of the rail line could be easily developed.
Utilities	3-Phase electrical service provided by Franklin REC 2" natural gas line - Mid-American Energy provider 8" water main 900 – 1100 gpm @ 32psi. 5 wells. 500,000 gpd from the city's water plant. A deep well yields 850,000+ gpd. 1,000,000 gpd elevated storage. 8" wastewater main. Plant currently handles up to 900 # BOD daily w/capacity of 1500 # per day. Max flow of 1.6 mil gpd. Current demand is 500,000 gpd.
Price	High speed internet: Yes Could be free to qualifying project.
Enterprise Zone	Yes. May be eligible for significant tax incentives/credits.

THE NEIGHBORHOOD

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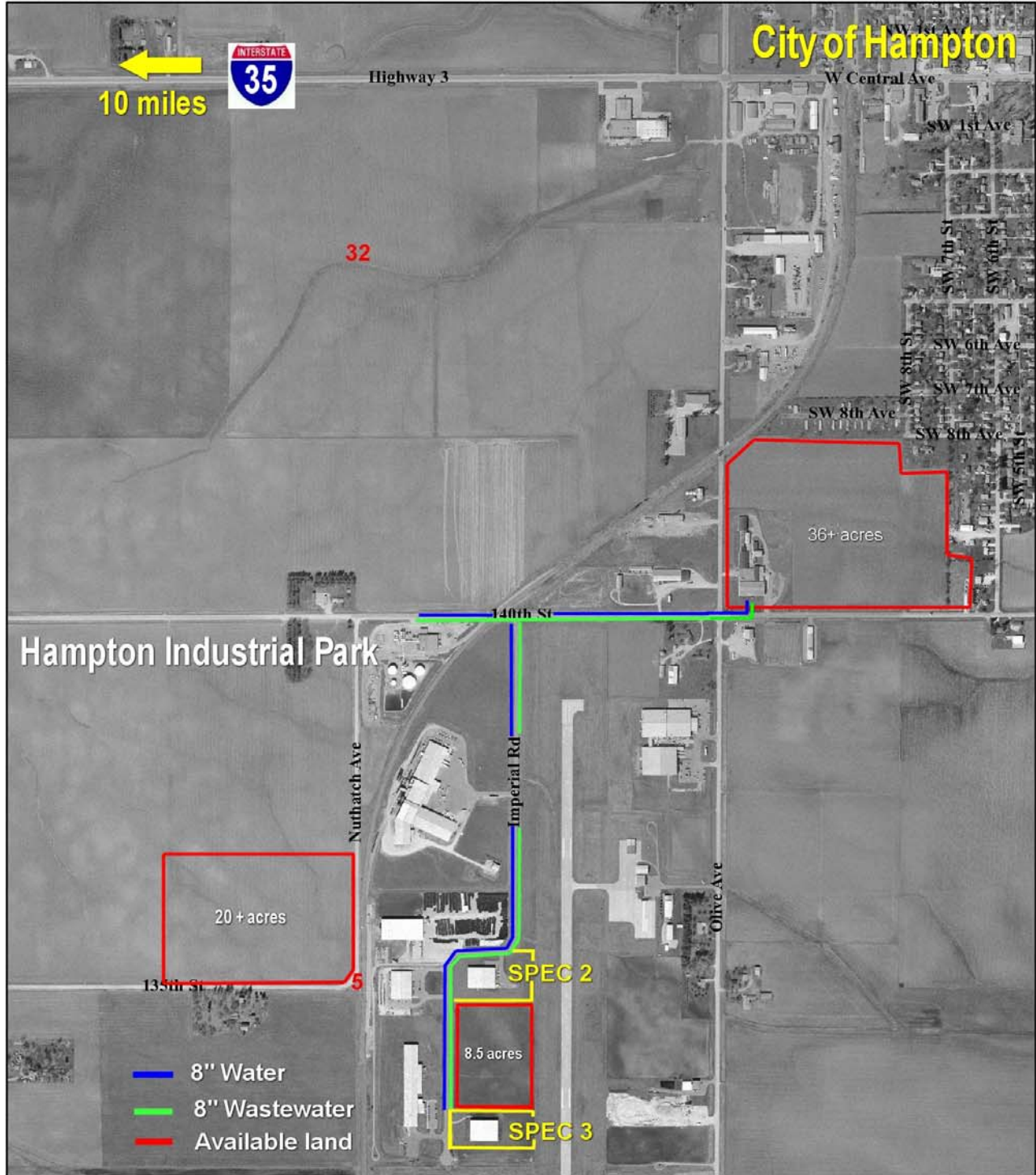


Franklin County Parcel Map

0 2,000 Feet

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Cadastral Data represents land ownership, but does not define it. This Data does not replace a legal survey.



THE MARKET AREA

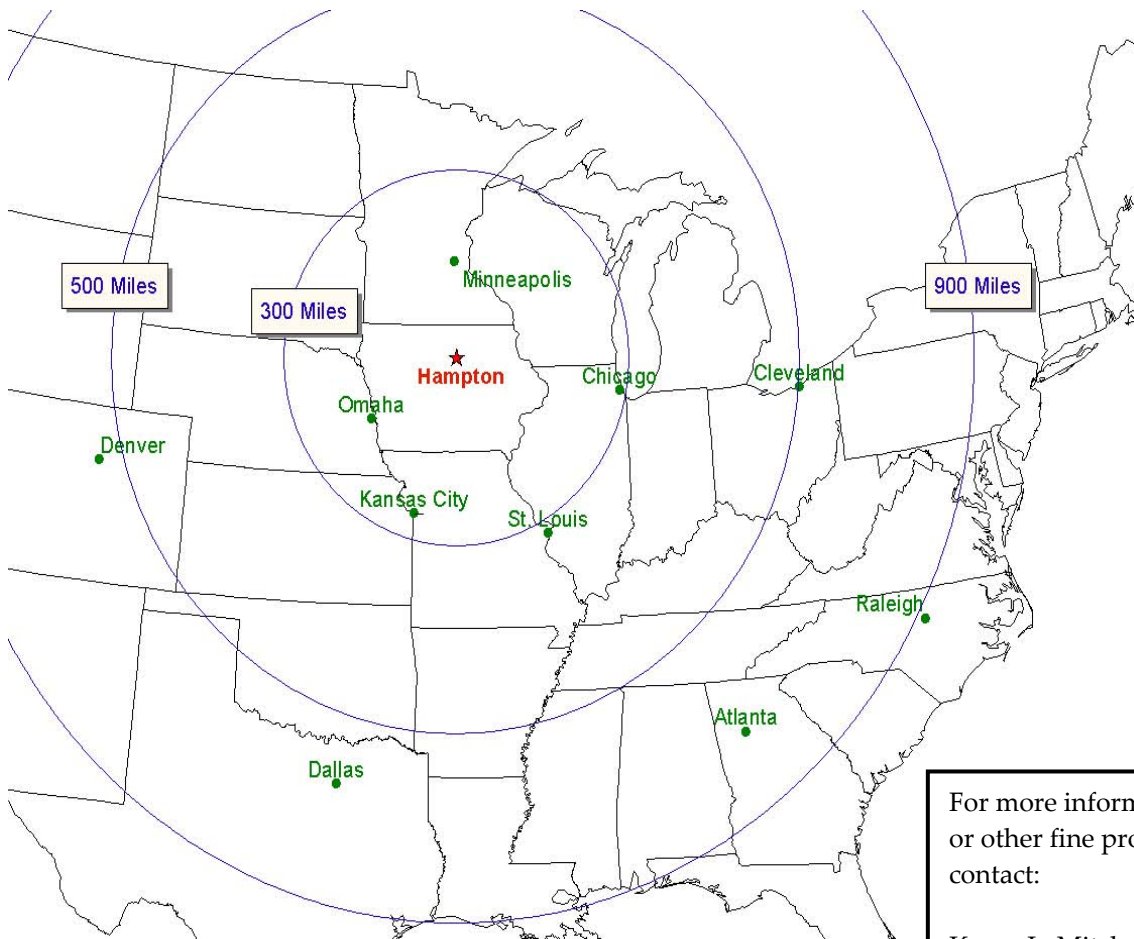
Transportation Assets

10 minutes from Interstate 35

Highways 3 and 65 provide east west/ north south travel

Local airport

Commercial airport 30 minutes



For more information on this or other fine properties please contact:

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