



DEWITT, Iowa

Crossroads to Opportunity

DeWitt Development Company * Sylvia Banes, executive director

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818 East Industrial Street * DeWitt, Iowa



40,000 square foot Industrial Building

Building Specifications

- Location:** Facility is located at 818 E. Industrial Street, inside the city limits.
- Description:** 40,000 total square feet for manufacturing or warehouse; 26.0' peak height; 22.0' sidewall height; 25' x 50' column spacing.
- Construction:** Steel building was constructed in 2000; 4-inch sidewall insulation; 6-inch ceiling insulation.
- Features:** 1 drive-in door at 12' x 12'. Designed with flexibility for position of dock doors, offices, type of floor and other modifications.
- Land:** 4-acre site with a 5.26-acre adjacent site also available; zoned heavy industrial.

Utility Services

- Electricity:** Supplied by Alliant Energy; 12,500 primary voltage; single-phase; 200 amps; 120/240 internal distribution. Visit www.alliantenergy.com or call 1-800-255-4268.
- Natural Gas:** Distributed by Alliant Energy; 4-inch main; 4 psi.
- Water:** 8-inch main; 74 psi static; 62 psi residual; 1,324 gpm. Currently, water service ends about 525' west of the speculative building. Service provided by the city of DeWitt. Call (563) 659-5324.
- Sewer:** 8-inch main; Currently, sanitary sewer service ends about 558' west of the speculative building. Service provided by the city of DeWitt.
- Phone:** Served by Iowa Telecom. Visit www.iowatelecom.com or call 1-877-901-4692.

Transportation

- Railroads:** Community is served by Union Pacific Railroad.
- Highways:** DeWitt is at the crossroads of four-lane highways U.S. 61 and U.S. 30, and is located 15 miles from Interstate 80.
- Air service:** Commercial air service is within 40 minutes of the facility, and a U.S. Customs is on the property. Two regional airports with corporate jet services both are 15 minutes away.

Additional Information

- Owner:** Crossroads Unlimited, a corporation with stock held by community investors. The sole purpose is building speculative buildings to attract industries to create employment opportunities.

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