



Fort Madison Industrial Site consists of 128 acres located in Fort Madison, Iowa. Fort Madison Industrial Site has access to the BNSF Railway network and has received certification as part of BNSF's Site Certification program. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

SELECTING A CERTIFIED SITE CAN:

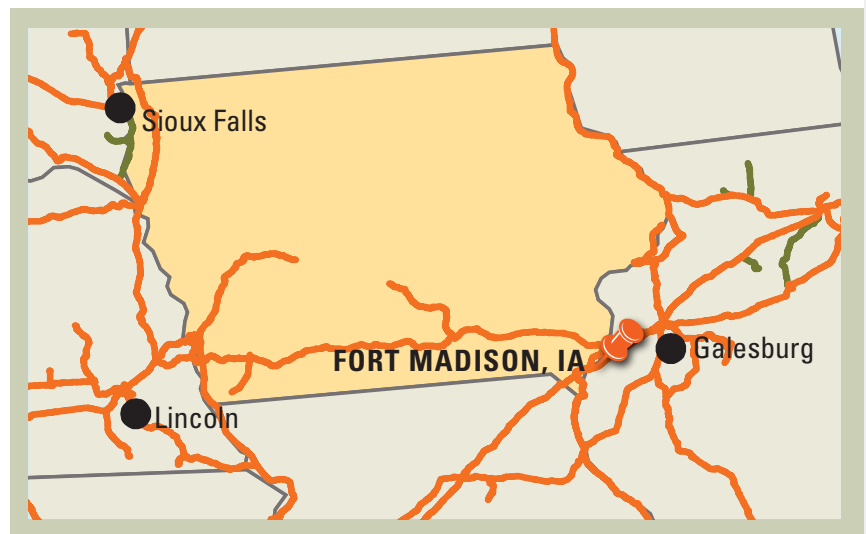
- Reduce development time
- Increase speed to market
- Reduce upfront development risk of rail-served industrial sites

PROPERTY DETAILS

The Fort Madison Industrial Site is located off 4-lane US Highway 61 and is less than 10 miles from the US Hwy 27/218 Avenue of the Saints in a heavily industrial area of food grade, alternative energy and foundry facilities and qualifies for New Market Tax Credits and is in an Opportunity Zone. This development-ready site is also certified by the Iowa Economic Development Authority Certified Sites program.

Site Details:

- 128 acres/116 contiguous acres available for development
- Direct access to BNSF
- Site is identified as a future economic development growth area for industry in the Fort Madison, IA Strategic Plan



CONTACT INFORMATION

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SITE PROFILE

Land Area	128 acres/116 contiguous acres
Zoning	Currently in county authority- no zoning. For City incentives, will need to be annexed into the City- all applications can be stacked to happen simultaneously as voluntary annexation- potentially 90 days.
Price	\$12,000 per acre

UTILITIES

Electric	Alliant Energy
Gas	MidAmerican Energy
Water	City of Fort Madison
Wastewater	City of Fort Madison
Telecommunications	iConnectYou

DEMOGRAPHICS

Fort Madison is a community located in Lee County in the southeast corner of Iowa. As of the 2020 census, the population of Fort Madison, IA was 10,270 with a laborshed area of over 40 miles.

POPULATION

Fort Madison	10,270
5 mile radius	3,511
10 mile radius	21,382
15 mile radius	41,548
20 mile radius	53,540

WORKFORCE

Laborshed Area	+40 miles
Total Employment	88,620
Median Household Income	\$55,200

BNSF PREMIER PARKS, SITES AND TRANSLOAD PROGRAM

BNSF Certified Sites are a part of the Premier Parks, Sites and Transload program which is a strategic approach to addressing the increasing demand for customer site locations by developing various types of facilities across the BNSF network. BNSF Certified Sites have been reviewed by an industry expert in order to ensure accurate, reliable data. Our goal is to provide an inventory of rail-served sites that are available for immediate development.*

* In order to ensure a safe, efficient and economical switch operation, BNSF will want to review and approve the engineering plans to serve each tenant facility.