

# **PACKING PLANT FOR SALE** 12.50 ACRES M/L IN CLINTON COUNTY, IOWA

## **SEALED BID AUCTION**

**BIDS DUE NO LATER THAN MAY 22ND, 2024 AT 5:00 PM (CST)**

- Built in 2022 and situated on 12.50 acres m/l inside the city limits of Camanche, Iowa, this turnkey, eastern Iowa packing plant includes approximately 25,684 square foot of floor space and all equipment is included in the sale.
- Throughput when the plant was fully operational was 40-45 head per day with an opportunity to expand 80 head per day on the current footprint. Additionally, the facility is designed to easily expand to 150 head per day on a single shift or 300 head per day on two shifts to achieve greater economies of scale.
- Connected to all city utilities with a modern wastewater system and electricity through MidAmerican Energy.
- Property tax abatement available from the city & may be additional IEDA statewide incentive programs available.
- Located immediately adjacent to U.S. Highway 67, minutes from U.S. Highway 30, and 20 miles from Interstate 80, this plant's prime location provides immediate interstate access to large metropolitan markets within a five hour radius.



**PeoplesCompany.com** | Listing #17471



**Doug Bear** | IA LIC S67986000  
515.745.3192 | [Doug.Bear@PeoplesCompany.com](mailto:Doug.Bear@PeoplesCompany.com)

**Andrew Zellmer** | IA LIC S61625000  
712.898.5913 | [AndrewZ@PeoplesCompany.com](mailto:AndrewZ@PeoplesCompany.com)