

1002 S 4th St - Clinton, Iowa

This two-story brick building located on 0.064 acres consists of 4,890 sq. ft., was built in 1868 and was last used as upper story rental property with vacant lower level commercial space. The building has been completely vacant for over twenty years and most recently in foreclosure. Adjoining properties have presence of vent pipes and a brick-lined well/cistern filled with historic debris. Another adjacent property had a history as an auto repair/auto sales shop.

In February 2018, based on property condition and environmental concerns, ECIA was able to utilize its U.S. EPA Brownfields Assessment grant funding to have a Phase I Environmental Site Assessment (ESA) completed on the property for the City of Clinton. The Phase I Assessment found evidence of possible contamination from adjacent properties and a Phase II ESA was recommended.

In December of 2018, ECIA utilized additional funding from U.S. EPA to have a Phase II ESA completed on the site. The results of this assessment concluded that no further testing besides asbestos and lead based paint sampling is needed. The City acquired the property in 2019 and is considering redevelopment options for the site in conjunction with other properties located on the block.



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1000-1006 S 4th St

Site Address: 1002 S 4th St, Clinton, IA 52732

Parcel #: 80-59730000

Assessment Output: Phase I & II Environmental Site Assessment

EPA Assessment Funding: \$3,861