

TABLE 16 – WATERLOO/CEDAR FALLS, IOWA MSA  
 (319) 232-1156 email: [info@cedarvalleyalliance.com](mailto:info@cedarvalleyalliance.com)

OCCUPANCY/SUPPLY		
<b>Business Parks</b>	<b>Number of Parks</b>	
Industrial	4	
Office/Research	2	
No. of Fully Serviced Freestanding Sites	50	
Ten+ Acres of Industrial Zoned	6	
Five+ Acres of Office Zoned	5	
<b>Average Cost Per Acre for Fully Developed Sites</b>	<b>MSA</b>	
Industrial	\$10,000-\$35,000/acre	
Office	\$35,000-\$140,000/acre	
<b>Average Asking Rents</b>	<b>MSA</b>	
Class A Office	\$8-\$16/sf triple net	
Class B Office	\$6-\$9/sf triple net	
Class C Office	\$4-\$7/sf triple net	
Industrial	\$2.25-\$5.00/sf triple net	
<b>Number of Buildings Available by Size (range in square feet)*</b>	<b>Office MSA</b>	<b>Industrial/Warehouse MSA</b>
Less than 25,000	16 (based on space >5,000 sq. ft.)	9 (based on space >5,000 sq. ft.)
25 – 49,999	2	4
50 – 99,999	2	1
100 – 149,999	-	-
150 – 199,999	-	-
200 – 249,999	-	-
250,000 or higher	-	-
<b>Applicable Building Code</b>	<b>Waterloo</b>	<b>Cedar Falls</b>
	2003 IBC	2003 IBC
	2003 IRC	2003 IRC
	2003 UMC	2006 UMC
	2000 UPC	2006 UPC

	1999 NEC	2005 NEC
	2003 IFC	2003 IFC
	2003 NFPA Life Safety Code	
Average Length of Time for Local Permit Approvals (routine projects on appropriately zoned sites)	Office/Industrial	
Certificate Occupancy	1 week	
Building Permit	1 week or phased-in	
Environmental – State	Varies – 30-180 days	

Source: Greater Cedar Valley Alliance, compiled June 2008.

\* Data represents Buildings Available as of June 27, 2008

This information cannot be published or altered without the prior written consent of Greater Cedar Valley Alliance. We encourage the use of the information by site selection consultants and companies as deemed necessary to evaluate the community for business locations.