

TABLE 25 – WATERLOO/CEDAR FALLS, IOWA MSA
 (319) 232-1156 email: info@cedarvalleyalliance.com

EXISTING INDUSTRIAL SITE PROFILE

Identity	Name	Street	City
Site	Cedar Falls Industrial Park	Viking Road & Hwy 58 (50613	Cedar Falls
Owner	City of Cedar Falls	220 Clay Street (50613)	Cedar Falls
Company Contact	Greater Cedar Valley Alliance	10 West 4 th Street, Suite 310 (50701)	Waterloo
Contact Information	Phone	Fax	E-mail
Lisa Skubal or Linda Laylin	(319) 232-1156	(319) 232-1829	info@cedarvalleyalliance.com
Site Characteristics			
Zoning Classification	M-1 (Light Industrial)		
Acreage	550		
Total Usable/Sub-dividable Acres	1 – 100+		
No. of Adjacent Acres for Expansion	750		
Soil Type	8-14” top soil; dark brown lean clay 2-4’ below grade; brown sandy lean clay 7-12.5’ below grade		
Soil Load Bearing Capacity (lbs. per sq. in)	2,000 psf		
Topography	Flat, see topographic map.		
Elevation (mean ft. above sea level)	959.0 ft.		
Water Table (ft. below ground)	7-18 ft.		
100 Year Floodplain (yes or no)	No		
% of Site in Wetlands	0%		
Phase One Environment Audit Complete	Yes, for developed sites		
Selling Price per Acre	\$30,000; excludes incentive pricing.		
Transportation			
Highway Linkage			
Name	Hwy 58 & 20		
Two or Four Lane	Four-Lane		

Distance to Highway	Adjacent
Internal Site Access	Two-Lane Concrete Paved
Mass Transit Service	
Distance to Nearest Bus Stop	2 miles
Airport Service	
Distance to Nearest Airport	10 miles
Rail Service	
Carrier	n/a
Main or Branch Line	n/a
Spur (yes or no)	n/a
Barge Facilities at Site	
Name of River, Lake, etc	n/a
Channel Depth	n/a
Turning Basin	n/a
Storage Capabilities	n/a
Taxation – Effective Property Tax Rate per \$100 (FY 2008)	
Real Property Tax	
City	\$1.36
County	\$0.74
School	\$1.31
Special District	\$0.12
Total	\$3.53
Personal Property Tax	
City	n/a
County	n/a
School	n/a
Special District	n/a
Total	n/a
Utilities	
Water	

Service Provider	Cedar Falls Utilities
Water Main (yes or no)	Yes (industrial park served w/ looped water service)
Size	12 inches (line size = 6'')
Distance to Site	On-site
Static PSI	58
Residual PSI	52
Flow per Minute	Up to 3,000 gpm, varies with location
Treatment Plant	Chlorination & Fluoridation
Rated Capacity (mgd)	32 mgd
Peak Demand (mgd)	6.7 mgd
Average Demand (mgd)	4.06 mgd
Boost Pump Required	Exists
On-site Storage	
Elevated	North – 1 mile
Capacity in Gallons	1,500,000
Sewer	
Service Provider	City of Cedar Falls
Sewer Main (yes or no)	Yes
Size	18 inches (line size = 8'')
Distance to Site	On-site
Use of Lift Required (yes or no)	No (all gravity to City Lift Station; no on-site lift station necessary)
Treatment Plant	2-Stage Trickling Filter
Rated Capacity (mgd)	7.68 mgd
Peak Demand (mgd)	10.96 mgd
Average Demand (mgd)	4.5 mgd
Storm Drainage System (yes or no)	Yes
Electric Power	
Service Provider	Cedar Falls Utilities
Service Voltage to Site	12,470
Transmission Voltage	161 kV, 69 kV

Distribution Voltage	12.5 kV
Secondary Voltage	480/277, 208/120
Power Quality	
Total Interruptions per Year	2 of 3 feeders had no interruptions; 3 rd feeder result of animal contact, lasted 14 minutes.
Number of Instantaneous Delays	Varies by location; 99.992% reliable
Total Outage Duration (hours/year)	Once in three years and for only 14 minutes on one of three feeders servicing area.
Dual Feed Available from 1 Substation	Three feeders & two independent substations.
Dual Feed Available from 2 Substations	Three feeders & two independent substations.
Natural Gas	
Service Provider	Cedar Falls Utilities
Gas Main (yes or no)	Yes
Size	8 inches
Distance in Feet from Site	On-site
Gas Pressure	50 PSI
Heat Valve (BTU per Cubic Foot)	1000 BTU per cubic foot
Public Service – Fire & Police Protection	
Fire Insurance Class Rating	4
Fire Fighters	34 (Full-time)
Distance to Nearest Station	3 miles
Police Officers	43
Distance to Nearest Station	3.5 miles
24-Hour Police Patrol Provided (yes or no)	Yes
Telecommunications Service	
Local Exchange Carrier	Qwest Communications
Nearest Central Office (C.O.)	Northern Telecom DMS 100
Location	Cedar Falls
Distance in Miles	Within 5 miles
Switch	

ADSL Available from C.O.	No
DSL Available from C.O.	Yes (third party provider)
Type (e.g. Analog or Digital)	Digital
C.O. on a Fiber Ring	Yes
Dual Service Provided from Two C.O.	Yes
Fiber Available	Yes*
ISDN Available from C.O.	Yes, available at a monthly rate plus activation fee and hardware.
Competitive Local Exchange Carrier	Yes
Points of Presence (POPs)	Yes (2 POPs)
List All Major Long Distance Carriers	MCI, AT&T, Sprint
Location of Closest Major Carrier POP	MCI – Downtown Waterloo; AT&T – Suburban Waterloo
Distance in Miles	MCI – 15 miles; AT&T – 10 miles
Location of Building in a Classified Zone (yes or no)	
State Enterprise Zone or Tax Increment Finance District	Yes, 5 year property tax abatement.
Enterprise Community	No
Empowerment Zone	No
Foreign Trade Zone	No
Specialized Local Zone	No

Source: Greater Cedar Valley Alliance, July 2008.

*Cedar Falls Utilities provides high-speed connections via fiber. 10Mbps Fiber Cybernet service is \$400 per month. This service provides a dedicated 10Mbps for both inbound and outbound traffic. Installation charges vary depending on how close a fiber splice is to the premise. If fiber is along the street, the installation fee may be in the \$1500 to \$2000 range. However, if backbone extension is required, it can be significantly more. Static IPs are available upon request at \$10 per address. Ability to provide point-to-point and point-to-multipoint dedicated connections, as well as dedicated connections to the Internet and/or various telecommunications providers from a T1 through DS3 level.

Notes:

Cedar Falls provides all infrastructures to edge of the site for new developments.

Cedar Falls provides reduced land cost on a project-by-project basis.

Companies receiving local incentives will be required to sign a development agreement.

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.