

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

EXISTING INDUSTRIAL SITE PROFILE

| Identity | Name | Street | City |
|--|--|---|--|
| Site | MidPort America @ Airport | MidPort Boulevard | Waterloo |
| Owner | City of Waterloo | 715 Mulberry Street (50701) | Waterloo |
| 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 | M2-P (allows for industrial and office use) | | |
| Acreage | 2,000 | | |
| Total Usable/Sub-dividable Acres | Contiguous: 1 – 250 acre sites | | |
| No. of Adjacent Acres for Expansion | n/a | | |
| Soil Type | 8” topsoil; below lean clay to clay/sand soils, 2.5 ft.; fine to medium sand w/ traces of clay & gravel depths 13.5 – 20 ft. | | |
| Soil Load Bearing Capacity (lbs. per sq. in) | Estimated at 4 kips per linear foot, 75 kips and 300 psf for continuous walls, columns and floor loads | | |
| Topography | Site grade relatively flat and only minor cuts and fills or less than 5 ft. (Phase 2) | | |
| Elevation (mean ft. above sea level) | Phase 1 MidPort – 865 Phase 2 MidPort – 875 | | |
| Water Table (ft. below ground) | Phase 1 MidPort – 10-15 ft. Phase 2 MidPort – 13.5-20 ft. | | |
| 100 Year Floodplain (yes or no) | No | | |
| % of Site in Wetlands | 0% | | |
| Phase One Environment Audit Complete | Yes, for select sites in Phase 1 | | |
| Selling Price per Acre | \$30k-\$35k excludes incentive price | | |

| Transportation | |
|--|---|
| Highway Linkage | |
| Name | I-380 & Hwy 218 (Avenue of the Saints) |
| Two or Four Lane | Four-Lane |
| Distance to Highway | ½ mile |
| Internal Site Access | Two-Lane Concrete Paved |
| Mass Transit Service | |
| Distance to Nearest Bus Stop | Bus service not available at site. |
| Airport Service | |
| Distance to Nearest Airport | On-site |
| Rail Service | |
| Carrier | Illinois Central Railroad (Chicago Central) |
| Main or Branch Line | Main |
| Spur (yes or no) | No, main line at park. |
| 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 | \$1.88 |
| County | \$0.74 |
| School | \$1.67 |
| Special District | \$0.12 |
| Total | \$4.41 |
| Personal Property Tax | |
| City | n/a |
| County | n/a |
| School | |

| | |
|-----------------------------------|--|
| Special District | n/a |
| Total | n/a |
| Utilities | |
| Water | |
| Service Provider | Waterloo Water Works |
| Water Main (yes or no) | Yes |
| Size | 12 inches |
| Distance to Site | On-site in Phase 1; Phase 2 & 3 extended as needed |
| Static PSI | 72 |
| Residual PSI | 65 |
| Flow per Minute | 2,200 gpm |
| Treatment Plant | Chlorination & Fluoridation |
| Rated Capacity (mgd) | 50.40 mgd |
| Peak Demand (mgd) | 19.75 mgd |
| Average Demand (mgd) | 14.08 mgd |
| Boost Pump Required | No |
| On-site Storage | No (2 nd source from Cedar Falls Utilities) |
| Elevated | n/a |
| Capacity in Gallons | n/a |
| Sewer | |
| Service Provider | City of Waterloo |
| Sewer Main (yes or no) | Yes |
| Size | 15 inches |
| Distance to Site | On-site in Phase 1; Phase 2 & 3 extended as needed |
| Use of Lift Required (yes or no) | Yes (Phase 2) |
| Treatment Plant | 2-Stage Trickling Filter |
| Rated Capacity (mgd) | 36.50 mgd |
| Peak Demand (mgd) | 33.00 mgd |
| Average Demand (mgd) | 14.00 mgd |
| Storm Drainage System (yes or no) | Yes |

| | |
|--|---|
| Electric Power | |
| Service Provider | MidAmerican Energy |
| Service Voltage to Site | 12,470 |
| Transmission Voltage | 161 kV transmission system looped with five 161 kV ties to other sources |
| Distribution Voltage | 13 kV |
| Secondary Voltage | 69 kV sub-transmission system is also in place in Waterloo |
| Power Quality | |
| Total Interruptions per Year | No distribution outages on the dedicated underground feeder to MidPort. |
| Number of Instantaneous Delays | Not enough data available to calculate. |
| Total Outage Duration (hours/year) | No distribution outages on the dedicated underground feeder to MidPort. |
| Dual Feed Available from MidPort Substation | Yes, sourced by a 161kV feeder; has one 33 MVA (top rated) transformer serving three 13.8 kV distribution circuits. |
| Current Load/Excess Capacity | Loading currently runs 8 MVA , surplus is approx. 25 MVA. |
| Dual Feed Available from WIDA Substation | Yes, sourced by a 69 kV feeder; has one 22.4 MVA transformer serving one 13.8 kV distribution circuits. |
| Current Load/Excess Capacity | Loading currently runs less than 3 MVA, surplus approx. 19 MVA. |
| Natural Gas | |
| Service Provider | MidAmerican Energy |
| Gas Main (yes or no) | Yes |
| Size | 4 inches and 6 inches |
| Distance in Feet from Site | On-site in Phase 1; extended as needed |
| Gas Pressure | 25# (4") and 70# (6") |
| Heat Valve (BTU per Cubic Foot) | 1000 btu per cubic foot |
| Public Service – Fire & Police Protection | |
| Fire Insurance Class Rating | 3 |
| Fire Fighters | 117 |
| Distance to Nearest Station | 5 miles (Hazardous Material Facility – 3 miles) |

| | |
|--|--|
| Police Officers | 132 |
| Distance to Nearest Station | 5 miles |
| 24-Hour Police Patrol Provided (yes or no) | Yes |
| Telecommunications Service | |
| Local Exchange Carrier | Qwest Communications |
| Nearest Central Office (C.O.) | NAT&T 1AESS |
| Location | Waterloo |
| Distance in Miles | Within 10 miles |
| Switch | |
| ADSL Available from C.O. | No |
| DSL Available from C.O. | Yes (third party local provider) |
| Type (e.g. Analog or Digital) | Digital |
| C.O. on a Fiber Ring | No |
| 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, and Sprint |
| Location of Closest Major Carrier POP | MCI – Downtown Waterloo; AT&T – Suburban Waterloo |
| Distance in Miles | MCI – 5.5 miles; AT&T – 9 miles |
| Location of Building in a Classified Zone (yes or no) | |
| State Enterprise Zone or Tax Increment Finance District | Yes, 5-20 yr. property tax abatement. |
| Enterprise Community | No |
| Empowerment Zone | No |
| Foreign Trade Zone | No |
| Specialized Local Zone | No |

Source: Greater Cedar Valley Alliance, July 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.