

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

EXISTING INDUSTRIAL SITE PROFILE

Identity	Name	Street	City
Site	North East Industrial Park	Northeast Drive	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	M-2 (Heavy Industrial)		
Acreage	240		
Total Usable/Sub-dividable Acres	Contiguous: 1 – 75 acre sites		
No. of Adjacent Acres for Expansion	n/a		
Soil Type	8" topsoil; below – dark brown, sandy lean clay 1-2 ft below grade; sandy lean clay w/ trace gravel at 10-12 ft below grade		
Soil Load Bearing Capacity (lbs. per sq. in)	Unknown		
Topography	Flat to gently rolling in isolated areas		
Elevation (mean ft. above sea level)	900		
Water Table (ft. below ground)	8 and 13 ft (4 to 5.5 ft below grade in low lying areas)		
100 Year Floodplain (yes or no)	No		
% of Site in Wetlands	0%		
Phase One Environment Audit Complete	Yes, for various sites		
Selling Price per Acre	\$20,000		
Transportation			
Highway Linkage			
Name	I-380 & Hwy 218 (Avenue of the Saints)		
Two or Four Lane	Four-Lane		

Distance to Highway	10 miles
Internal Site Access	Two-Lane Concrete Paved
Mass Transit Service	
Distance to Nearest Bus Stop	1 mile
Airport Service	
Distance to Nearest Airport	12 miles
Rail Service	
Carrier	Chicago & Northwestern Railroad
Main or Branch Line	Branch Line
Spur (yes or no)	No, adjacent to branch line.
Barge Facilities at Site	n/a
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	16 inches
Distance to Site	On-site
Static PSI	69
Residual PSI	20
Flow per Minute	830 gpd
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
Elevated	n/a
Capacity in Gallons	n/a
Sewer	
Service Provider	City of Waterloo
Sewer Main (yes or no)	Yes
Size	24 inches; 8 inch line size
Distance to Site	One-site
Use of Lift Required (yes or no)	No
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	120/240 single phase, 208Y/120 three phase, 480Y/277 three phase
Transmission Voltage	161 kV

Distribution Voltage	13,800 Grd Wye/7,970 Volts
Secondary Voltage	Same as service voltage to site
Power Quality	
Total Interruptions per Year	None
Number of Instantaneous Delays	None
Total Outage Duration (hours/year)	N/A
Dual Feed Available from 1 Substation	By 2 different substations, additionally Deere Northeast Substation has 2 50 MVA transformers.
Dual Feed Available from 2 Substations	By 2 different substations, additionally Deere Northeast Substation has 2 50 MVA transformers.
Natural Gas	
Service Provider	MidAmerican Energy
Gas Main (yes or no)	Yes
Size	6 inches
Distance in Feet from Site	On-site
Gas Pressure	70
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	3 miles (Hazardous Material Facility – ½ mile)
Police Officers	132
Distance to Nearest Station	3 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.