



AVAILABLE BUILDINGS CATALOG

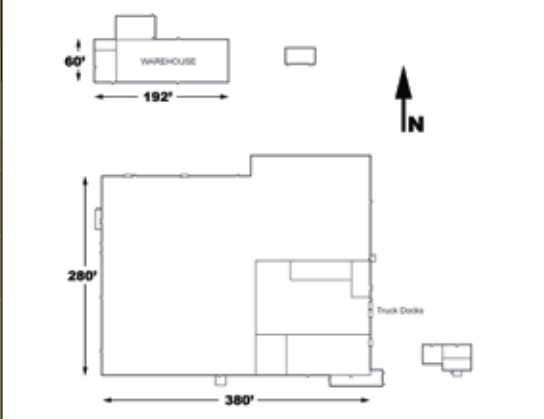
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AVAILABLE BUILDINGS CATALOG IS GOING "GREEN"

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128,000 Sq. Ft. WAUKON

Eastern Iowa
Allamakee County Population: 14,796

Expandable steel building for light industrial use has come on the market with 106,000 sq. ft. of manufacturing, 20,000 sq. ft. of warehouse, and 2,000 sq. ft. of office floor space. Heated and air conditioned. Fire protected by wet sprinkler system. Fifteen acres of land come with the property and an adjoining four acres could be purchased for expansion.

Clear span interior manufacturing with 21-foot ceiling clearance at the peak, 16-foot clearance at the eaves. The floor is 12-inch reinforced concrete. The buildings are configured with four 10-foot drive-in doors and three dock doors for trucks. Paved parking for 150 vehicles.

Utilities include three-phase, 480 kilovolt electric service at 2,400 amps; natural gas from two-inch service line to four-inch main at 50 psi; water service from 10-inch main at 56 psi; 10-inch sewer main.

Waukon is about an hour away from Interstate 90. The community is located at the crossroads of State Highways 76 and 9. General aviation service is available through the local airport and commercial flight service at LaCrosse, Wisconsin.

Spectacular outdoor recreation abounds in this scenic northeast Iowa area, which is near the upper Mississippi River, Effigy Mounds National Park and other forest lands.



93,950 Sq. Ft. CORNING

Western Iowa
Adams County Population: 4,192

Rail-served building in southwest Iowa is configured for a variety of industrial uses with 77,450 sq. ft. of manufacturing floor space, 16,500 sq. ft. of offices and 1,200 sq. ft. warehouse. The interior of the business park building is climate and humidity controlled, fire protected by a wet sprinkler system and wired with T-1 phone service. Parking on the nine acre site accommodates 150 vehicles.

The tilt-up concrete building has 24-foot ceiling clearances, 40-foot by 40-foot column spacing, and a reinforced concrete floor. Delivery and shipping access is through two 10-foot truck drive-in doors, nine truck dock doors and five rail spur doors. Railroad freight service is provided by the Burlington Northern Santa Fe Railway.

Building utilities include three-phase, 3,000 amp, 7,200 kilovolt electric service. Natural gas is available from a 3-inch main. Water service is a 3-inch service line connecting to a 12-inch main at 53 psi. The sewer connection is a six-inch line to the eight-inch main.

Corning is accessible to Interstates 29 and 80 over U.S. Highway 34 and Iowa Highway 148. General aviation service is available at the Corning airport. The nearest commercial air service is at Eppley Airfield, Omaha.

407,472 Sq. Ft.

STORY CITY

Central Iowa

Story County Population: 80,145

Former Pella Corporation manufacturing complex on the nation's Interstate highway system has excellent access to regional and national markets. The well-maintained complex in Story City has 396,600 sq. ft. of manufacturing/warehouse floor space and 8,500 sq. ft. of front offices, heated and air conditioned.

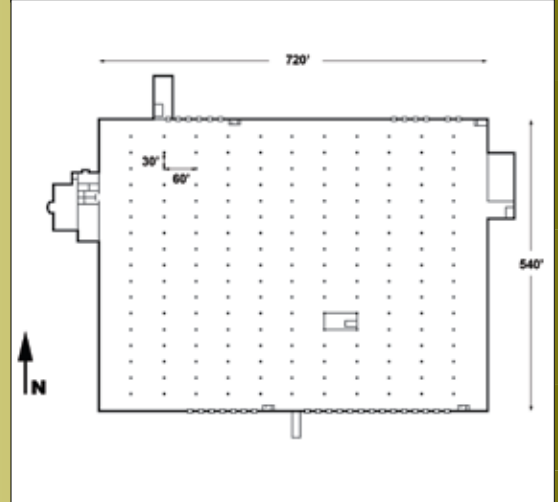
The steel industrial building has 24-foot peak clearance and interior column spacing of 60-foot by 30-foot over the seven-inch concrete floor. This show place facility has 366,200 sq. ft. of concrete parking.

All areas of the steel buildings have full sprinkler system with a 10-inch fire loop and pump connected to a 12-inch water main. Regular water service is from a four-inch line to a 12-inch main. Natural gas service comes from a four-inch main. Other features include a standby diesel electric generator, air compressors and dryers.

Twenty of the building truck access doors are dock-high with hydraulic load levelers.

Located at an Interstate 35 interchange in the Ames metro area, the landscaped grounds of the 72.5 acre site accommodate further expansion. Buildings and property are protected by an extensive security system including cameras and card access controls.

Railroad service to the community is provided by the Union Pacific Railroad. Aviation services are available at nearby Ames Municipal and Des Moines International airports. Story City is midway between Omaha, Nebraska and Minneapolis-St. Paul, Minnesota.



68,238 Sq. Ft.

BURLINGTON

Eastern Iowa

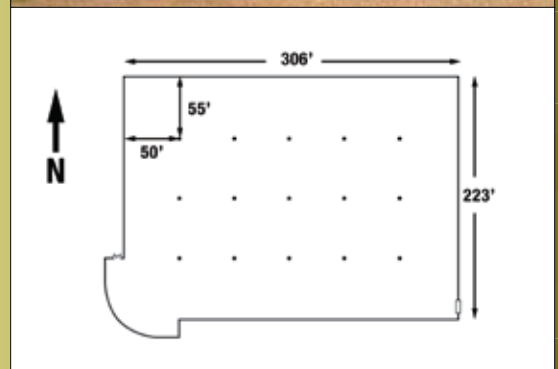
Des Moines County Population: 40,885

Any growing industrial operation would want to consider this property. A speculative shell building is ready to finish in the southeastern Iowa community of Burlington. The concrete block and steel structure is located on a highly visible corner lot of the Flint Ridge Business Park, just minutes from U.S. Highways 34 and 61. Both U.S. highways are direct connections to nearby Interstate highways. The property is located within an Enterprise Zone and Urban Renewal Area.

A glass encased entry way provides impressive entrance opportunity. The 68,238 sq. ft. shell is expandable to 100,000 sq. ft. on the current 6.75 acre lot, expandable to over 200,000 sq. ft. with the acquisition of an additional lot.

Interior clearances are 24-foot peak, 22-foot at the sidewalls with 50-foot by 55-foot column spacing. One 14-foot by 14-foot drive-in door is installed. The shell is designed to accommodate eight truck docks with a foundation wall seven-foot below floor level. The floor is ready to finish. Utilities installed to meet your needs allow three phase electric service at 13,200 volts; natural gas service from six-inch main, 90 psi; and water service from 12-inch main.

U.S. Highways 61 & 34 intersect in Burlington. Both highways are direct connections to nearby Interstates. Rail service is provided by the Burlington Northern Santa Fe Railway and Amtrak. The Southeast Iowa Regional Airport is five miles from this location.



FIND WHAT YOU'RE LOOKING FOR.

SQ. FT.	BLDG. TYPE	CITY	REGION	SQ. FT.	BLDG. TYPE	CITY	REGION
2,354,649	Industrial	Newton	Central	50,000	Industrial	Keokuk	East
600,000	Industrial	Davenport	East	50,000	Industrial*	Mount Pleasant	East
410,025	Distribution	Coralville	East	46,443	Industrial	Oelwein	East
407,472	Industrial	Story City	Central	45,516	Industrial	Story City	Central
330,000	Industrial	New Hampton	East	45,000	Industrial	Boone	Central
327,250	Distribution	Iowa City	East	45,000	Industrial	Keokuk	East
320,000	Distribution	Peosta	East	43,200	Distribution	Manchester	East
244,800	Distribution	Peosta	East	42,396	Industrial	Charles City	East
237,384	Distribution	Mason City	Central	40,000	Industrial	Boone	Central
218,400	Distribution	Sioux City	West	39,650	Industrial	Belle Plaine	East
212,400	Industrial	Charles City	East	39,462	Distribution	Fort Dodge	Central
210,400	Industrial	Fairfield	East	35,655	Industrial	Fort Madison	East
197,000	Industrial	Peosta	East	34,165	industrial	Centerville	East
192,394	Industrial	Carroll	West	33,900	Industrial	Dyersville	East
190,000	Industrial	Red Oak	West	33,750	Industrial	Jefferson	West
180,000	Industrial	Winterset	Central	31,780	Industrial	Spencer	West
172,501	Industrial	Lawton	West	30,000	Industrial*	Algona	Central
171,951	Industrial	Eldridge	East	30,000	Industrial*	Estherville	West
170,000	Distribution	Fort Dodge	Central	30,000	Industrial*	Hampton	Central
166,381	Industrial	Dyersville	East	30,000	Industrial*	Manchester	East
155,058	Industrial	Traer	Central	30,000	Industrial*	Mason City	Central
154,000	Industrial	Clear Lake	Central	22,500	Industrial*	Bloomfield	Central
134,596	Industrial	Oelwein	East	22,500	Industrial*	Webster City	Central
130,121	Industrial	Independence	East	20,000	Industrial	Council Bluffs	West
128,000	Industrial	Waukon	East	20,000	Industrial*	Humboldt	Central
110,000	Distribution	Grimes	Central	20,000	Industrial	Newton	Central
107,000	Industrial	Boone	Central				
106,300	Industrial	Winterset	Central				
101,350	Industrial	Sigourney	Central				
100,000	Industrial	Marshalltown	Central				
93,950	Industrial	Corning	West	264,883	Office	Dubuque	East
85,000	Distribution	Webster City	Central	100,000	Office	Sioux City	West
80,400	Distribution	Davenport	East	77,000	Office	Dubuque	East
80,159	Industrial	Sergeant Bluff	West	70,000	Office	Nevada	Central
76,558	Industrial	Mount Pleasant	East	50,000	Office	Chariton	Central
69,120	Distribution	Mason City	Central	43,800	Office	Fort Dodge	Central
68,238	Industrial*	Burlington	East	36,460	Office	Johnston	Central
62,000	Industrial	Hampton	Central	31,132	Office	Osceola	Central
60,000	Industrial	Emmetsburg	West	27,153	Office	Ames	Central
53,000	Industrial	Maquoketa	East	27,000	Office	Sioux City	West
53,000	Distribution	Mason City	Central	26,600	Office	Ottumwa	East
52,500	Industrial	Chariton	Central	20,748	Office	Coralville	East

* Speculative

Additional listings can be found online at: <http://www.iowalifechanging.com/business/siteconsultants.html>

Information submitted herein was received from sources deemed to be reliable. Listings may be subject to errors, omissions, prior lease or sale, or withdrawal from market without notice.

Iowa Department of Economic Development

200 East Grand Avenue
Des Moines, Iowa 50309-1819



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