

VISIT www.IADG.com TO VIEW THESE AND OTHER PROPERTIES IN IOWA.

Iowa Area Development Group (IADG) and their member utilities have assisted local development groups with **74 speculative building** projects totaling over **2.2 million sq. ft.** of commercial and industrial space.

SPIRIT LAKE



30,000 sq. ft.



- 30 ft. Ceiling Height
- 4 Acre Site
- 20 Minutes to I-90
- Adjacent to Iowa Hwy. 71
- Expandable

SPENCER



40,000 sq. ft.



- 35 ft. Ceiling Height
- Rail Service Available
- Easy Access to U.S. Hwy 71 & 18; 40 Minutes to I-90
- Nine Acre Site / Building Expandable
- New Market Tax Credit Incentives

SPENCER



330,000 sq. ft.



- 21 ft. Ceiling Height
- 63 Acre Site
- Former Eaton Corp. Manufacturing Facility
- 5 Minutes to U.S. Hwy 71 & 18
- Low Cost Per Square Foot

CLARION



12,000 sq. ft.



- 24 ft. Ceiling Height
- Direct Access to Hwy 3
- 20 Minutes West of I-35
- Infrastructure in Place
- Expandable

HAMPTON



30,000 sq. ft.



- 30 ft. Ceiling Height
- 8.5 Acre Site / Building Expandable
- Easy Access to U.S. Hwy 20
- 10 Minutes to I-35



STACYVILLE



6,000 sq. ft.



- 2.4 Acre Site / Adjacent Property Available
- Refrigeration, including stack out cooler, blast and holding freezers
- Slaughter Equipment Included
- 20 Minutes to I-90

CASCADE



30,000 sq. ft.



- 27 ft. Ceiling Height
- Minutes to 4-Lane Hwy 151
- 30 Min. to Dubuque and Cedar Rapids
- 9 Acre Site / Building Expandable

GARNER



30,000 sq. ft.



- 21 ft. Ceiling Height
- Certified Food Processing
- 2.59 Acre Site
- 15 Minutes West of I-35
- Frozen Storage, Warehouse and Processing Areas

IOWA FALLS



24,000 sq. ft.



- 24 ft. Ceiling Height
- Expandable to 58,250 sq. ft.
- 4 Minutes to U.S. 20
- 20 Minutes to I-35
- 2 Overhead and 1 Dock Door

DURANT



19,800 sq. ft.



- 20 ft. Ceiling Height
- Manufacturing/Warehouse and Climate Controlled Space
- 5 Minutes South of I-80
- 20 Minutes West of the Quad Cities Area



Visit www.IADG.com or call 800-888-4743 for confidential assistance with site visits, local incentives and pricing information.

IADG SPONSORS AND MEMBERS



IADG's services are made possible through generous support of Iowa's electric cooperatives, municipal electric and telecommunication members. IADG is governed and guided by the generation and transmission power cooperatives that provide wholesale power to Iowa's distribution cooperatives.

SERVICES

IADG provides consultation and assistance that helps communities and businesses achieve their project development goals. Our team of economic development professionals are knowledgeable, supportive, and accessible.

We can assist with:

- Site and Building Selection
- Financial Incentive Packaging
- Technical Assistance
- Data Resources
- Marketing and Communication Services
- Community Resources and Services

IADG has supported:

- Projects – Over 2,000
- Investment – Over \$10 billion
- Jobs (new and retained) – Over 50,000
- Spec. Buildings – 74 totaling over 2.2 million sq. ft.
- Industrial Parks – 95 totaling over 7,200 sq. ft.

CONTACT IADG FOR AVAILABLE SITE AND BUILDING OPTIONS AND ASSISTANCE WITH YOUR NEXT PROJECT.

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Speculative and Available Buildings Guide



Partners in Progress for Business and Community Success