

VISIT [www.IADG.com](http://www.IADG.com) TO VIEW THESE AND OTHER PROPERTIES IN IOWA.

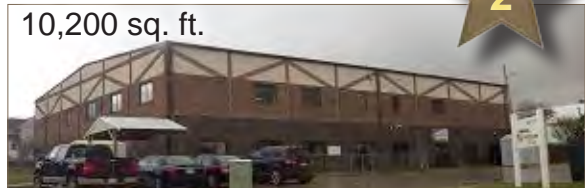
Iowa Area Development Group (IADG) and their member utilities have assisted local development groups with **74 speculative building** projects totaling over **2.2 million sq. ft.** of commercial and industrial space.

**SPIRIT LAKE**



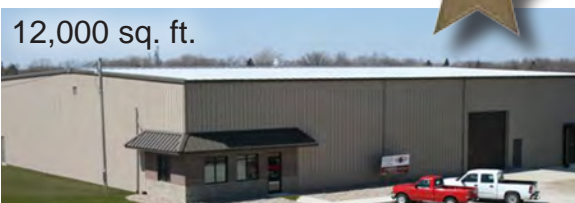
- 30,000 sq. ft.
- 30 ft. Ceiling Height
- 4.76 Acre Site
- Expandable
- 20 Minutes to I-90
- Adjacent to Iowa Hwy. 71

**MANNING**



- 10,200 sq. ft.
- Office/Call Center
- Large Open Floor Plan, Conference Rooms, Offices, Storage Space
- Complete Fiber Network
- Located in Downtown District

**CLARION**

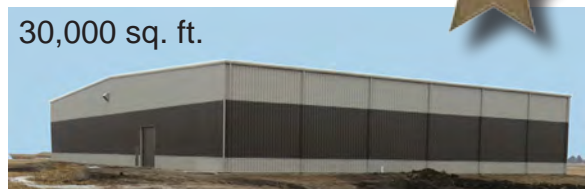


- 12,000 sq. ft.
- 22 ft. Ceiling Height
- 3.71 Acre Site
- Infrastructure in Place
- Expandable
- Direct Access to Hwy 3
- 20 Minutes West of I-35

Visit [www.IADG.com](http://www.IADG.com) or call 800-888-4743 for confidential assistance with site visits, local incentives and pricing information.

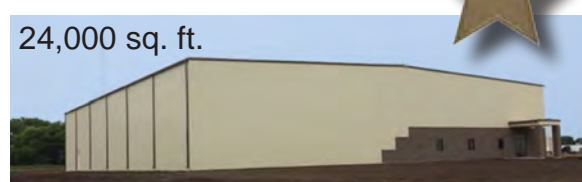


**HAMPTON**



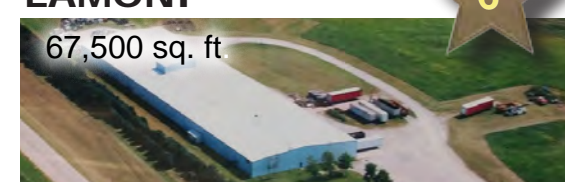
- 30,000 sq. ft.
- 27 ft. Ceiling Height
- 4.25 Acre Site / Building Expandable
- Easy Access to U.S. Hwy 20
- 10 Minutes to I-35

**IOWA FALLS**



- 24,000 sq. ft.
- 24 ft. Ceiling Height
- Expandable to 58,250 sq. ft.
- 1 Overhead and 2 Dock Doors
- 4 Minutes to 4-Lane U.S. 20
- 20 Minutes to I-35

**LAMONI**



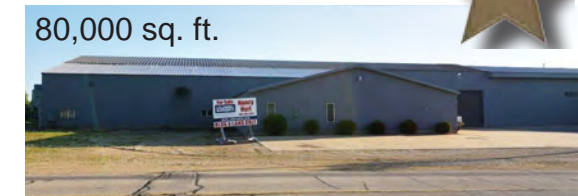
- 67,500 sq. ft.
- 22 ft. Ceiling Height
- 17 Acre Site
- Former Manufacturing Facility
- Crane
- 1 mile to I-35

**FAIRFIELD**



- 30,000 sq. ft.
- 30 ft. Ceiling Peak
- Expandable
- 4 Acre Site
- Easy Access to Hwy. 34

**EARLVILLE**



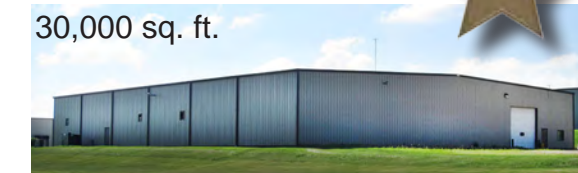
- 80,000 sq. ft.
- 12.8 Acre Site
- 2 Minutes to U.S. Hwy. 20
- 2 10-Ton Overhead Cranes
- Dock Doors
- New Paint Booth

**PEOSTA**



- 200,000 sq. ft.
- Large Building Complex with Flexible Space
- Contract, Public, and Food Grade Warehousing
- 6.5 Acre Site
- U.S. Hwy. 20 Access

**CASCADE**



- 30,000 sq. ft.
- 24 ft. Ceiling Height
- 9.4 Acre Site
- Building Expandable
- Adjacent to 4-Lane Hwy 151
- 30 Min. to Dubuque and Cedar Rapids

# 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 2,100
- Investment – Over \$12 billion
- Jobs (new and retained) – Over 53,000
- 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