

## Certified Site

- 152 Acre State of Iowa, Alliant Energy and BNSF Railroad Certified site
- Available to subdivide or as one site
- On-site utilities
- No real estate taxes
- Separate commercial entrance to site
- All State/Federal studies complete
- 50-year lease available
- No upfront land acquisition costs

## Advantages of Commerce Center of SE Iowa

- Existing affordable and powerful utilities
- On-site emergency services
- ½ mile away from interstate and highway access
- On-site Rail (daily BNSF service)
- No encroachment (permanent buffers)
- Flexible zoning policy
- No real estate taxes
- Over 100 miles of rail on-site
- Regional laborshed of 200,000+

## Local Data

- 20 available flexible rail and truck served warehouses between 6 - 25 ?
- Multi-door and dock warehouses

## Available Incentives Programs

- 260E and 260F Job Training Dollars
- BIO Tax Credits
- Targeted Jobs Withholding Tax Credit Program
- High Quality Jobs Program
- Tax Increment Financing
- Iowa Research Activities Credit

## For further information contact:

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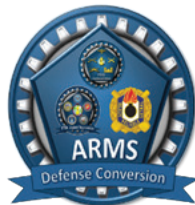
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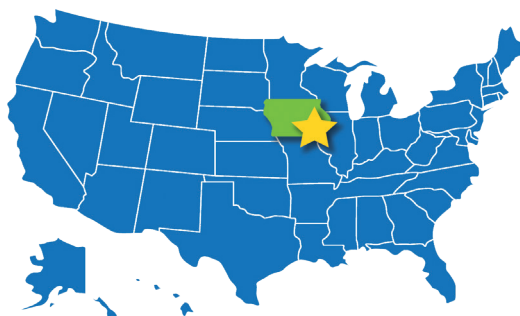
## Marketing Partners



**American Ordnance**  
*We do what we say.®*



**BNSF**  
RAILWAY



**COMMERCE CENTER  
of Southeast Iowa**  
located at the  
Iowa Army Ammunition Plant



## Rail and Transload Facility

- Warehouses for cross-dock, transload and reload packaging and light assembly
- Warehouses can be divided for single or multi-tenant use
- Existing concrete transload pad
- Existing bulk rail to truck transfer capability
- Capacity for greater than 2,000 railcar storage spots
- Active switch to BNSF mainline
- On-site daily rail service

## Warehousing Complex

- 20 available flexible rail and truck served warehouses between 6
- Multi-door and dock warehouses
- 300,000+ sq. ft. space available
- Dry fire suppression installed

## About the Site

- Located at the Iowa Army Ammunition Plant in Middletown, Iowa
- 24 hour a day, 7 days a week access in the commercial zone
- Co-Marketed by American Ordnance, ARMS Program and Greater Burlington Partnership
- 80 million customers within 8 hours transit time
- Balance of security and access
- 15-miles to regional airport
- Rail, river, and road access



**COMMERCE CENTER of Southeast Iowa**

