

STATE OF IOWA CERTIFIED SITES

Cedar Rapids Land & Air
Super Park at the Eastern
Iowa Airport
582 Acres

Marion Enterprise Center
165 Acres

SITES IN PROCESS FOR STATE OF IOWA CERTIFICATION

Big Cedar Industrial Center
1285 Acres

Tipton Business Park
85 Acres

CERTIFIED SHOVEL READY

Iowa City Industrial Park
173 Acres

Companies looking to build new facilities are searching for sites suitable for development and relatively risk free. Certified sites fill the demand for project-ready industrial sites — making the decision to locate in ICR IOWA easy. There are 5 certified/development ready sites in the Iowa City – Cedar Rapids area ranging from 85 to over 1200 acres.

The State of Iowa's Certified Sites program was designed and implemented by the nationally recognized site selection firm McCallum Sweeney Consulting (MSC). Certification parallels a typical site location process. A credentialed Iowa Certified Site has relevant site-related data and documentation accumulated and is designated as "development-ready".

STATE OF IOWA CERTIFIED SITE CERTIFICATION REQUIREMENTS

- Documented price and terms to prospective industrial investors
- Zoned appropriately the City or willing to consider rezoning applications
- Free of any known rights-of-way, easements, judgments, liens, restrictive covenants, and any other items that might impact the park's developability
- Free of recognized environmental conditions
- Completed Phase I Environmental Site Assessment
- Free of wetlands or be able to be mitigated within 90 days
- Completed Wetland Identification, Delineation, and Classification Report
- Free of state and federal rare, threatened, and endangered species or be able to be mitigated within 90 days
- No impacts to any federally listed species
- fFree of areas of archaeological or historical significance or be able to be mitigated within 90 days
- Soils must be compatible with industrial development
- IBC Seismic Site Classification Report
- 5 miles, via truck route, of an interstate or a four-lane highway
- The park must be served or be able to be served within 12 months by rail (if rail served classification)
- Must be served or be able to be served with significant electric service within 9 months
- Must be served or be able to be served with significant water resources by water infrastructure and a water system with minimum excess capacity
- Must be served or be able to be served within nine months by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity
- DS-1 or T-1 telecommunications infrastructure

