

30+ COMMUNITIES THAT MAKE OMAHA - GREATER OMAHA

# I-29/I-80 INDUSTRIAL PARK

Council Bluffs, IA

## PROPERTY FEATURES



### ACRES

32 acres total; 26 acres available

### OWNERSHIP

Armstrong Investments, LLC

### PRICE

\$3.50 PSF

### CURRENT ZONING

I-1 General Industrial

### TARGET INDUSTRIES

Industrial

Warehouse/Distribution

## PROPERTY BENEFITS

### MULTI-LOT SITE

Lots range from 1-4 acres but can be combined for larger projects

### TOPOGRAPHY

Flat

### WORKFORCE

Omaha CSA: Nearly 1.3 million people within a 60-minute drive; Omaha CSA 986,007

Council Bluffs 62,421

### ACCESS

Great regional connectivity.  
Adjacent to US Highway 75;  
2 miles from both Interstate 29 and Interstate 80

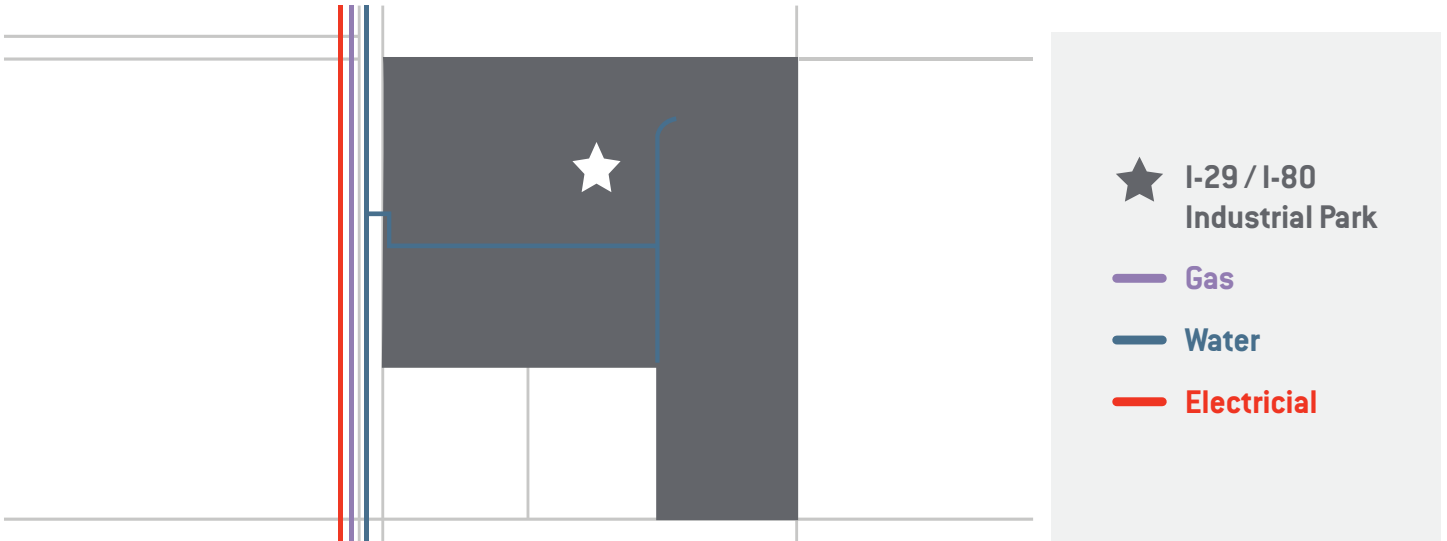
### INCENTIVES

State Tax Incentives Available for Eligible Businesses

SBA 504 and 7A Funding Available for Eligible Businesses (Low Down Payments, Delayed Payments & 20-Year Fixed)



# POWER & UTILITIES



## POWER

### POWER COMPANY

Mid-American Energy

### CAPACITY

Capacity Available

### RATES

Available per project

## UTILITIES

### WATER

**Provider:**  
Council Bluffs Water Works

**Line Size & Location:**  
8" service line located adjacent to the property

### SEWER

Septic

### GAS

**Provider:**  
Black Hills Energy (BHE)

**Line Size & Location:**  
4" Main at 35 psi

### TELECOM

**Carriers:**  
Multiple providers; fiber located adjacent to the property

# SITE PLAN



## PAULA HAZLEWOOD

EXECUTIVE DIRECTOR - ADVANCED SOUTHWEST IOWA CORPORATION

**402.960.8505**

phazlewood@selectgreateromaha.com

## MARK NORMAN

SENIOR DIRECTOR – BUSINESS ATTRACTION AND EXPANSION

**402.233.7143**

mnorman@selectgreateromaha.com



AdvanceSouthwestIowa.com