

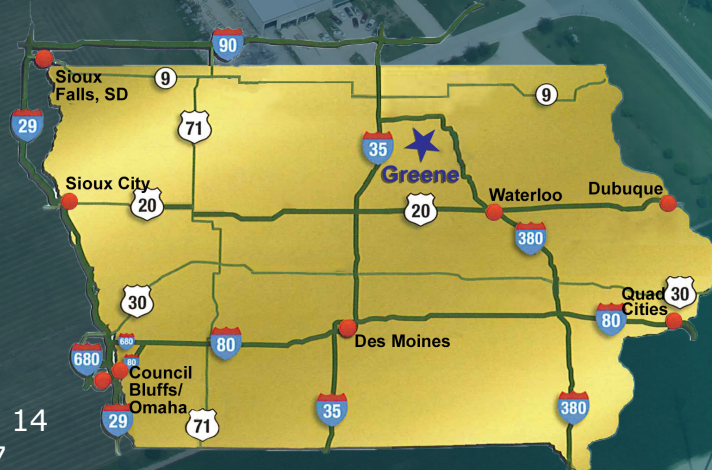
WESTSIDE INDUSTRIAL PARK

GREENE, IOWA



The Westside Industrial Park Features:

- **Site:** Developed shovel ready industrial sites from 1 to 6 acres
- **Zoning:** Industrial
- **Electrical:** Three-Phase 277v/480v; 12.5 KVA
- **Water:** 6 Inch Main
- **Sewer:** 8 Inch Main
- **Broadband:** Local provider with fiber optic dedicated Internet up to 1 gig service
- **Ownership:** Private Development Organization
- **Transportation:** Site adjacent to Iowa Highway 14
Only 16 miles south of 4-lane Highway 18/27
- **Topography:** Flat



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WESTSIDE INDUSTRIAL PARK

ABOUT THE REGION

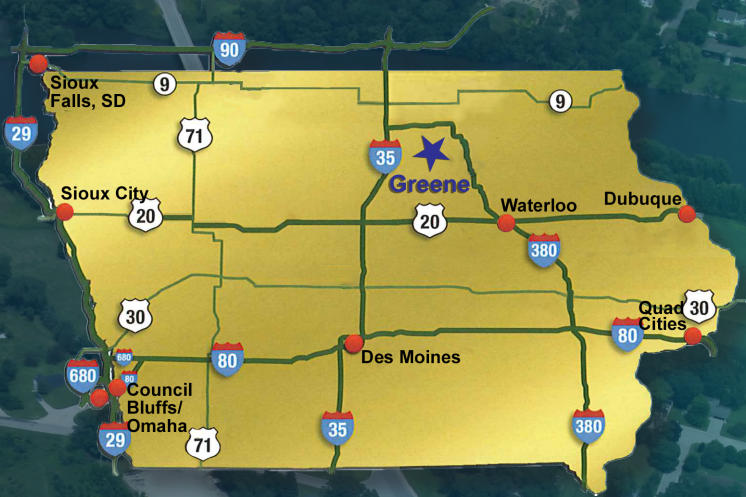
The Westside Industrial Park in Greene is centrally located between the Waterloo/Cedar Falls and Mason City metro areas of North Central Iowa. The park is adjacent to State Hwy 14, a major north/south highway. The convenient location offers easy access to 4-lane highways 218 and 18, as well as Interstates 35, 90, 80, and 380.

The park is located in the Cedar Valley Region of Iowa

- Total population of 236,038
- Potential labor force draw of 394,944 people from the 7 surrounding counties

Within a days drive of all major Midwest markets

- 180 miles south of the Twin Cities
- 265 miles west of Chicago
- 315 miles northeast of Kansas City



Commercial air service is only minutes away, with daily jet service from American Airlines at the Waterloo Regional Airport.

Workforce training is available through Hawkeye Community College, and the University of Northern Iowa, both located in Waterloo/Cedar Falls, as well as North Iowa Area Community College in Mason City.

SERVICES

Our local economic development team will coordinate and assist in submitting the necessary paperwork to ensure the company receives the local and state incentives and other financial assistance that the project qualifies for. The economic development team will act as the company's advocate to ensure maximum benefit to the company for the initial construction and future expansions, as an existing business.



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