

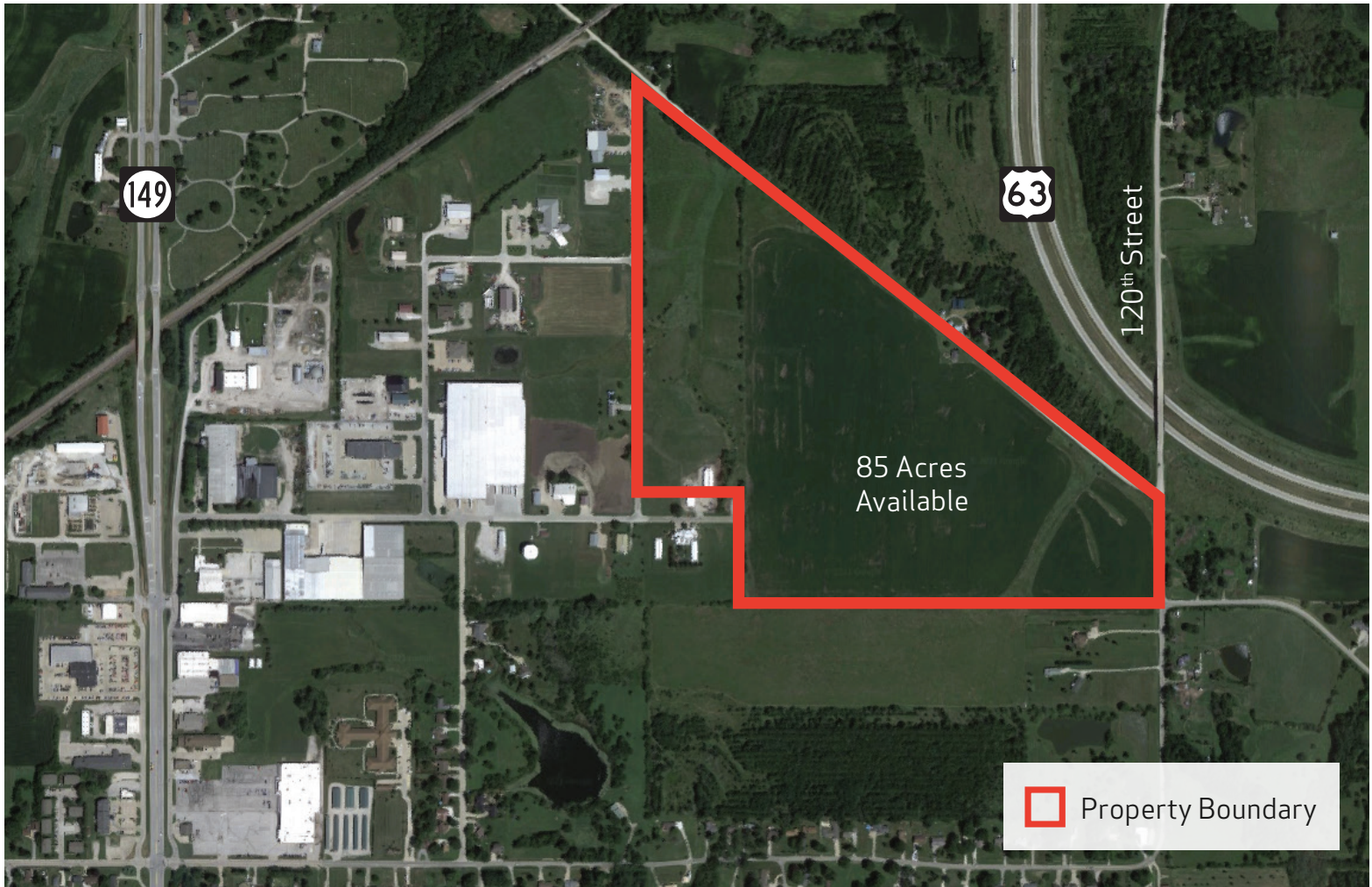


GREATER
OTTUMWA

[PARTNERS IN PROGRESS]

Helgerson Flats

Site Certified



Sharon Stroh

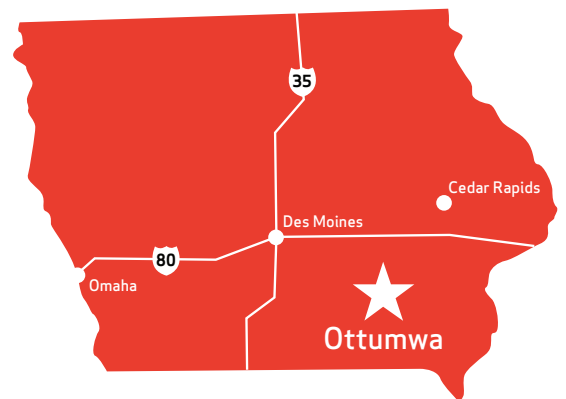
VP, Industrial Development

Greater Ottumwa Partners in Progress

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gopip.org



For more information, visit HELGERSONFLATS.COM



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Due Diligence: Completed

- ✓ Phase 1 Environmental Assessment
- ✓ Wetland Determination Letter
- ✓ Species Report
- ✓ Archeological Findings
- ✓ Geotechnical Study
- ✓ Topographic Survey

Utilities

Electric - Alliant Energy

2.5 MV capacity (New substation under development)

Gas - MidAmerican Energy

10,000 MCF/month
14 MCF/hour

Water - Ottumwa Water Works

2.54 MGD capacity
1.01 MGD excess

Sewer/Waste Water - City of Ottumwa

0.725 MGD capacity
0.692 MGD excess

Zoning: I-1 Limited Industry

Establishments engaged in the manufacture or processing of finished products from previously-prepared materials, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution. These establishments are characterized by having no major external environmental effects across property lines and include no unscreened or unenclosed outdoor storage.

Strongest Focus: Target Industries

Food and Beverage Processing
Automotive Supply Chain
Machinery Manufacturing
Warehouse and Distribution

Iowa is ranked #20 in Site
Selection Magazine's
2018 Top State Business
Climate Ratings