

# Big Cedar Industrial Center

Cedar Rapids, Iowa



## Property and area

One of the largest in the Midwest, this 1,391-acre site provides an excellent multi-modal transportation infrastructure. Get direct access to the CRANDIC (Cedar Rapids and Iowa City Railway) line. Through the Iowa Interstate Railroad, CRANDIC connects to all Class I railroads.

Interstate 380, U.S. four-lane highways 151 and 30 and the Eastern Iowa Airport are less than five miles from the site. The airport is a designated foreign trade zone, offering direct flights to 14 U.S. cities. Cedar Rapids' strong manufacturing industry represents over 16% of the jobs in the area.

## Existing supply: Alliant Energy

### Distribution

- **Operating voltage:** 25 kV.
- **Current capacity:** 85 MW of excess capacity.
- **Proximity of substation:** On-site in the NE tip of A1.

### Transmission

- **Operating voltage:** 69 kV.
- **Currently capacity:** up to 100 MW.
- **Opportunities for growth:** Additional on-site, 161 and 345 kV substation would add up to 1,200 MW of capacity.
- **Proximity of substation:** Within 2 miles of A1.

## Water supply: City of Cedar Rapids

- **Existing capacity to site:** 2.8 million gallons per day.
- **Future capacity to site:** The city of Cedar Rapids is constructing on a water softener that will add an additional 4 million to 5 million gallons per day of availability to the site. Completion is expected summer 2023.

## Fiber supply: City of Cedar Rapids

- **South Slope:** Serves speeds beyond 1 gigabit.
- **ImOn communications:** Offers 10 gigabit and higher with some equipment additions.

## Waste water supply: City of Cedar Rapids

- **Current capacity:** 7 million gallons per day

## Zoning: City of Cedar Rapids

- Fully annexed into the city of Cedar Rapids
- Currently zoned as general industries, the highest zoning class in the city of Cedar Rapids.

## Transportation

**Nearest interstate:** Interstate 380 (5 minutes), Interstate 80 (20 minutes), Interstate 35 (90 minutes).

**Nearest four-lane highway:** U.S. Highway 30 (1 mile).

**Nearest commercial airport:** The Eastern Iowa Airport (2 miles).

**Rail served:** CRANDIC Rail connects to all Class I railroads.

