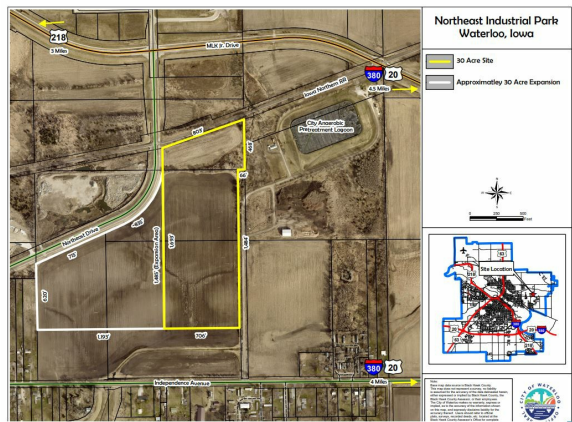


Waterloo Northeast Industrial Park - NE Drive Site

Waterloo Northeast Industrial Park - NE Drive Site | Waterloo, IA | US | Black Hawk County

Available Acres: 30 | Sale Price: \$1



Zoning:	Industrial-Heavy
Topography:	Flat
Adjacent Available Acres:	30 acres
Setting:	Industrial Park
Within City Limits:	Yes
Sale Price:	\$1
Sale Price Note:	City will write down the property to convey to client for \$1.00
Last Updated:	Jan 4, 2024

Economic Development Contact

Lisa Skubal
Grow Cedar Valley
360 Westfield Avenue, Suite 300
Waterloo, IA 50702-6068
(319) 239-9642 | lisa@growcedarvalley.com

Tim Andera
City of Waterloo
(319) 291-4366 | TIM.ANDERA@WATERLOO-IA.ORG

Population

	116,733 10 Mile Radius	164,855 20 Mile Radius	216,836 30 Mile Radius
--	----------------------------------	----------------------------------	----------------------------------

Source: ESRI®, 2024

Households

	48,912 10 Mile Radius	67,631 20 Mile Radius	89,228 30 Mile Radius
--	---------------------------------	---------------------------------	---------------------------------

Source: ESRI®, 2024

Transportation

Nearest Highway: US Highway 20 (3.8 mi.)
Nearest Interstate: 380 (3.8 mi.)
Nearest Airport: Waterloo Regional Airport (5 mi.)
Nearest Commercial Airport: Waterloo Regional Airport (5 mi.)
Distance to Mass Transit: 0.5
Rail Served: Possible
Rail Served By: Union Pacific Railroad
Rail Accessible: Yes
Rail Infrastructure in Place: No
Rail Contact: Darren Wisniski
Rail Contact Phone: 402-672-1983
Rail Contact Email: djwisnis@up.com
Short Line: Iowa Northern Railroad

Utilities

Natural Gas: MidAmerican Energy
Water: Waterloo Water Works/City of Waterloo
Sewer: Waterloo Waste Management/City of Waterloo
Telecommunications: Waterloo Fiber