



1235 Imperial Rd. SPEC 4

30,000 Sq. Ft. Industrial Shell Building - expandable on 4.25 acres with additional land available. 10 minutes from I-35



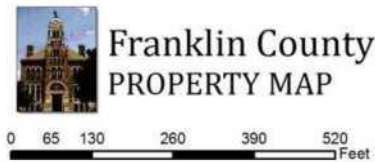
Located in the fully developed Hampton Air Industrial Park, this building is a steel-sided shell ready for customization. Asking \$739,000

- 30,000 sq.ft. 150' x • 200' N>S
- 30' sidewalls, 27' clear
- 25' x 50' bays
- Insulated roof and walls
- Gravel floor
- (1)14' truck door with plenty of room for more
- 8" water main 900-1100 gpm @ 66psi
- The Franklin Rural Electric Cooperative (641-456-2557) provides 7,200/12,500 service w >99% reliability factor
- 4" natural gas line 60 psi serves the park
- Fiber optic services the park
- Zoned heavy industrial M-2

Reach 89 million people in one day's drive 10 minutes from I-35 Tax credits and workforce training available to qualifying projects



The Neighborhood



- Legend**
- Parcel Poly
 - Roads
 - Corporate Limits
 - Corp Line
 - County Line
 - Lot Line
 - Misc. Line
 - Main Line
 - Parcel Line
 - Political Township Line
 - Railroad Centerline
 - Railroad ROW
 - Road Centerline
 - Road ROW
 - Decking Line
 - Subdivision Line
 - Water Line

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY FRANKLIN COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS, AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR COUNTY PURPOSES. SEE THE RECORDED DOCUMENTS FOR MORE DETAILED LEGAL INFORMATION. AERIAL PHOTOGRAPHY WAS FLOWN BY FRANKLIN COUNTY IN SPRING 2012.

MAP PREPARED BY THE FRANKLIN COUNTY GIS DEPARTMENT. CONTACT THEM AT 641.456.6045 OR GIS@CO.FRANKLIN.IA.US. PRINTED: 12/21/2016



Site Map and Finish



UTILITIES

Water An 8" main line serves the Hampton Industrial Park. Hampton Water Works total capacity is 1.2 MGD. Current usage is 600,000 GPD average and planned usage is 600,000 to 700,000 GPD. 8" main 900 - 1100 gpm @ 32psi. 5 wells. 500,000 gpd from the city's water plant. A deep well yields 850,000+gpd. 1,000,000 gpd elevated storage. City of Hampton is service provider (641-456-4853).

Water is measured by gallons so we use the following conversion for our metric oriented friends: 264 gallons per cubic meter x 10,000 cubic meters or 2,640,000 gallons.

Wastewater Hampton Wastewater Plant is a trickling filter plant. Total capacity is 1.6 MGD. Plant currently handles up to 900 # BOD daily w/capacity of 1500 # per day. Current usage is 500,000 GPD. Planned usage is 500,000 GPD. City of Hampton is service provider (641-456-4853).

New Waste Water Treatment Facility online in 2017. Average flow - 1,374,000 gpd with maximum flow - 2,843,000 gpd, Average capacity - 1969 lbs BOD and maximum capacity - 3674 lbs BOD. The new plant will be improved to an activated sludge process that will have plenty of room for growth estimating it will be able to handle 20% more waste water at a predicted 20yr. estimated population growth rate

Electric The Franklin Rural Electric Cooperative (641-456-2557) provides 7,200/12,500 service to the south portion of the Hampton Industrial Park and Mid-American Energy (515-281-2591) provides service to the north portion and along Olive Avenue. Customers benefit from a 99% reliability factor and excellent customer service. They would be happy to do an estimate of costs upon receiving information on usage and patterns.

Natural gas A 4" line with 60 psi serves the properties in the industrial park. Mid-American Energy is the service provider 515-281-2591.

Telephone Internet Sites serviceable with high speed internet. Rockwell Telephone & Internet (641-822-3212) recently installed fiber optic. Another provider is Century Link (877-744-4416). Telephone and internet charges vary depending upon degree of service. Rates vary depending upon provider.

Wireless internet services is also provided by Iowa Connect
www.iowaconnect.com 641-456-5964 and Router 12 (641-420-7180)

Financial Programs

PROGRAM	DESCRIPTION	ESTIMATED VALUE	TIME FRAME
Tax Increment Financing (TIF) City and/or County	A portion of the new property taxes created by a project could be abated or rebated back to the project with a focus on supporting infrastructure improvements. Applicant enters into a Development Agreement w/taxing	TBD	Must be approved by resolution. Applications can be made at any time. Requires public hearing. May take 4 -8 weeks for public process and crafting of development agreement.
Iowa Industrial New Jobs Training Program aka 260E- NIACC	Funding to be used for job training. Meeting base wage rate of \$15.78 allows access to roughly twice the regular program award amount.	Funding amount is determined by number of new jobs and starting wage rates.	Project enters into a contract with North Iowa Area Community College prior to hiring. Applications are ongoing. Entire process could take 3 or more months.
Iowa Industrial New Jobs Tax Credit	One time tax credit per new job created. Requires a 10% increase in the company's employment base and participation in the Iowa Industrial New Jobs Training Program. Up to \$1,758 per new FT job.		Participation in 260E required
USDA Pass Through Loan - Corn Belt Power	Federal funds with the REC as managing entity. Typically requires irrevocable letter of credit as collateral.	Up to \$740,000 at 0% for up to ten years.	Considered quarterly by the USDA with awards announced following quarter. Can take 6 - 12 months from start to finish.
State of Iowa Incentives	High Quality Jobs Program. Tax credits and refunds dependent upon amount of investment, wage rates and need. 120% of qualifying wage	TBD	Applications are ongoing and are considered for approval once a month.