

Available Land



Dunlap Industrial Park

- Premier industrial park located in Iowa's Leading Edge Region, a Midwest business and logistics center.

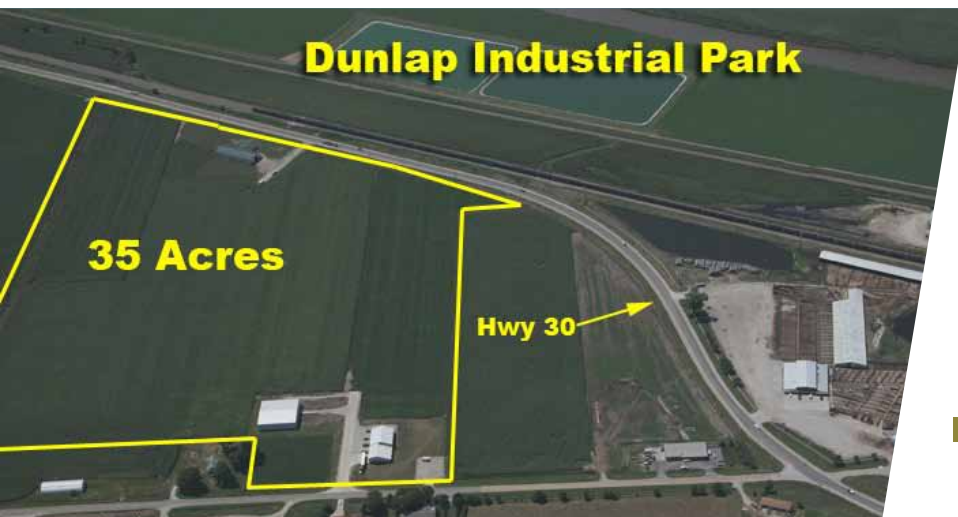
- This industrial site is conveniently located adjacent to U.S. Highway 30 and is 30 minutes away from I-29, I-80, and I-680.

- Rail Service available. The Union Pacific Railroad runs adjacent to the town of Dunlap. The nearest stop would be in Denison.

- Within 40 minutes of Eppley Airfield; access to 8 air freight carriers; foreign trade zone and customs services.

- Attractive incentives are available to qualified applicants.

- Region offers a large skilled and productive workforce.



The Greater Council Bluffs Region



Visit us online for a complete inventory of available property in the Greater Council Bluffs Region.
www.iowasleadingedge.com

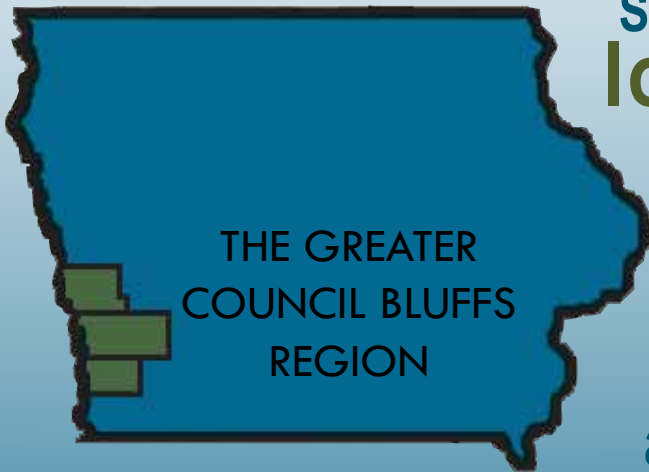


SITE DATA

Land: 35 acres
Within City Limits: Yes
Zoning: Agricultural
Setting: Industrial Park

ADDRESS

Highway 30 South
 Dunlap, IA 51529
 (Harrison County)



State of
Iowa

**Tax
 and
 Financial
 Incentives**

- No corporate income tax on profits from sales outside of Iowa.
- 50% deductibility of federal taxes from Iowa corporate income tax.
- New jobs tax credit.
- No property tax or sales/use tax on manufacturing machinery, equipment and computers used in processing.
- No sales tax on purchases of electricity or natural gas.
- No personal property (inventory) tax.
- An array of financial investment program designed to promote growth and profitability are available to qualifying businesses. An overview of the programs is available on the Iowa Department of Economic Development's website. www.iowalifechanging.com



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