

Available Land

31.8 Acres

South Point BUSINESS PARK

SITE DATA

Lot sizes: 1-11 acres

Topography: Flat

Within City Limits: Yes

Zoning: I-2 General Industrial

UTILITIES IN PLACE

Water: 12" main

Sewer: 10" main

Natural Gas: 4" main at 35 psi

Electric: 3-Phase Underground



■ Located in southwestern Council Bluffs, this fully serviced park is conveniently located near the convergence of Interstates 29 and 80.

■ Iowa's intermodal service available within 2 miles; Region is served by Union Pacific, Burlington Northern, Canadian National, and Iowa Interstate railroads.

■ Within 15 miles of Eppley Airfield; access to 8 commercial airlines with over 140 daily flights; access to 8 air freight carriers; foreign trade zone, and customs services.

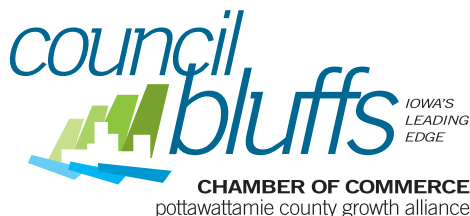
■ Council Bluffs offers a skilled and productive labor pool of approximately 568,000 workers.

State of Iowa Tax and Financial Incentives

An overview of the programs are available at www.iowalifechanging.com.

- No corporate income tax on sales outside of Iowa.
- No personal property (inventory) tax.
- 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 manufacturing processes.
- No sales tax on purchases of electricity or natural gas.

Council Bluffs/Omaha Metropolitan Area



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