

Expedition Airport Business Park offers outstanding class “A” property in the southern area of Sioux City next to the Sioux Gateway Airport. Lots in this development range in size from 1 acre up to 12 acres and include building covenants to ensure quality development. Infrastructure is in place and sites are shovel-ready for light industrial, commercial and aviation related developments.

Expedition Business Park is located adjacent to Interstate 29 and the Iowa DOT is making significant investment in this area with the reconstruction of I-29 through Sioux City. Most developable parcels in Expedition are served by existing roadways and extensive fiber optic lines are in place to serve future development.

Expedition Business Park is home to a number of key employers such as, CenturyLink, FedEx Ground and Jacobson Companies, and has attracted new business development with Titan Machinery, Ziegler CAT and Aviation Consultant Solutions.





The Expedition Business Park is zoned for light industrial business with adopted covenants to ensure quality development will continue.

The Expedition Business Park facades are to be finished in concrete, brick, terra cotta, stone, stucco or stucco-like material, or glass. Pre-engineered metal is an acceptable facade material provided that 50% of the front and/or street-side facade is dressed in the aforementioned materials. And, in order to promote the campus-like setting, the color and texture of all finished building material shall be harmonious with that site, neighboring structures and the surrounding environment. Parking is seemingly invisible because of appropriate landscaping, berming or fencing which will also be integrated into the design of the site and building.



With all of the work being put into the beauty of the Expedition Business Park, it is important that signs keep the integrity of the area. Wall signs, directional signs, and identification signs will be allowed. And, in keeping with the feel of the entire area, monument-style signs are recommended.

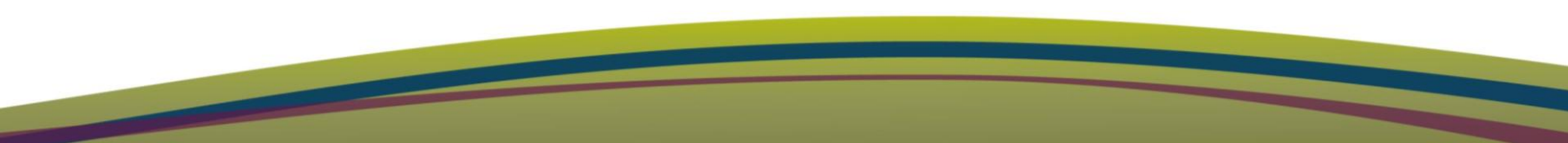
By doing the preceding, you and your tangent properties can be confident that your business environment will maintain its integrity, beauty, and quality of business lifestyle. This will afford you the assurance you desire regarding the visual impression your business community makes to customers, co-workers and your neighbors.

Maintaining Natural Beauty

A minimum of 30% of each total lot must be open space and the minimum that structures must set back from the curb is as follows:

Front Yard	20 feet
Side Yard	10 feet
Side Yard Corner Lot	20 feet
Rear Yard	10 feet

Planting and landscaping shall be provided in all required setback areas. Color, form, texture, and size of plants will be taken into consideration upon selection. Native prairie plants are often a conclusion of plant selection in the Expedition Business Park.



Electric Service

MidAmerican Energy
Ownership: Private, Investor-Owned
Peak Demand: 4,250 Kw
Regulated: Yes
Generation Capacity: 5,150 MW
Customers Served (local): 36,364
Customers Served (system): 719,635



Distribution facilities are in place to respond quickly to the needs of industry. Transmission facilities in the area would allow for the installation of a substation to serve large load additions. Depending on specific capacity needs of the industry, additional service can be made available relatively quickly.

MidAmerican Energy has made a commitment to renewable energy generation. The company is #1 among all rate-regulated utilities in terms of ownership of wind-powered electric generation and has more than 1,200 MW of electric generation in operation, under construction, or contracted. MidAmerican Energy serves areas along K25, Port Neal Road, north from D51. The electric supplier depends upon the location of the load center.

"MidAmerican Energy's electric retail rates are among the lowest in the country and haven't increased since 1995."

--- Ann Thelan, Director of Communications & Media Relations, MidAmerican Energy

Telecommunications/Fiber Optic Connectivity

Sioux City is home to several innovative telecommunications and internet service providers serving the Expedition Business Park that offer a wide array of services to commercial and residential customers. CenturyLink, Fibercomm, Long Lines, and Cable One have the expertise and physical assets in place to meet even the most challenging needs of data-intensive commercial customers. Through the integration of these fiber-rich last-mile networks into long haul high speed fiber networks through Sioux City, our local service providers offer a telecommunications infrastructure that rivals those in much larger markets.

"Sioux City's progressive approach in the deployment of fiber optics establishes it as a leader among Iowa cities. I see fiber networks all over the state and I'm impressed not only with quality of Sioux City's fiber optic infrastructure, but also with the level of cooperation among public and private partners that make it all happen. This type of network capability and local support will distinguish Sioux City as an attractive destination for technology companies and data centers."

---Mike Jackson, Special Projects Engineer, Iowa Department of Transportation

Water

The City of Sioux City provides water to the entire Sioux City MSA within the three-state region and has additional capacity and source to meet the increasing industrial and commercial needs of the metro area. As explained below, several water projects have been completed to provide the area with its own water treatment plant, well field, and water distribution system.



Existing Sioux City Municipal Water Treatment Plant

Rated Capacity: 32 mgd

Source: 14 wells dispersed throughout the area

Average Capacity: 14 mgd

Well Avg. Depth: 242 ft.

Peak Demand: 27 mgd

Hardness: 17 (ppm)

Storage Capacity: 32,000,000 gallons

Temp Range: 6.2 – 21.3 (f)

Southbridge Water Treatment Plant

Rated Capacity: 10 mgd, expandable to 20 mgd

Source: Southbridge Well Field, located west of Sioux Gateway Airport

Completion Date: 12/31/2011

Estimated City Investment: \$34,000,000 (including new well field & distribution network)

Southbridge Well Field & Water Distribution Project

A new well field and distribution system to serve the Southbridge water treatment plant was also completed in December of 2011.

Sanitary Sewer

The City of Sioux City provides quality waste management services with infrastructure and capacity available to facilitate industrial and commercial growth. The City's sanitary sewer plant recently underwent a \$73.6 million multi-phase expansion and upgrade. The plant has been sized and is configured to handle future industries in the food processing, agri-business, and biotechnology sectors. Land has been reserved for the construction of a lift station to serve the area as industrial development grows south of Expedition Airport Business Park.



Sioux City Municipal Sanitary Sewer Plant

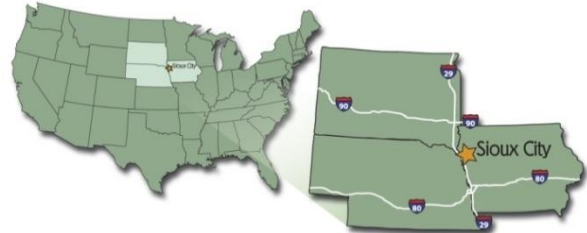
Rated Capacity: 30 mgd

Avg. Daily Demand: 13 mgd

Peak Demand: 17.599 mgd

Truck Route to I-29

Trucks will find quick and easy access to I-29 from Aviation Boulevard, an interchange that serves air travelers as well. East-west connections are available via U.S. Highway 20 which is located within 1 mile of the business park.



Other area routes include U.S. Highway 75/60 (providing a direct 4-lane route to Minneapolis/St. Paul), I-90 which is located just a 60-minute drive north and I-80 located 60 minutes to the south.

Sioux Gateway Airport/ Col. Bud Day Field

Expedition Airport Business Park is located directly adjacent of the Sioux Gateway Airport. The regional airport recently completed a \$6.2 million renovation and commercial air service is provided by American Airlines and Frontier Airlines. Jetsun Aviation, Sioux City's FBO, provides extensive services for corporate/private and charter air services.

The Sioux Gateway Airport offers two concrete/asphalt runways at 9,000 feet and 6,600 feet long x 150 feet wide with full length parallel taxiways.



Renovated Sioux Gateway Airport Terminal

Barge Service

The Missouri River provides an optimal situation for new opportunities in shipping. Big Soo Terminal is the premier transmodal facility in Northwest Iowa. Located just a few miles north of Expedition, Big Soo provides access to all three modes of transportation: barge, rail, and truck. Bulk, liquid, and palletized storage, transloading and direct transfer, cross-docking, freight consolidation, and inventory management are all available.



Additional Information

Our economic development team looks forward to working with you on this project. Please feel free to contact us anytime.

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