



Commerce Center of Southeast Iowa is 153 acres located within the Iowa Army Ammunition Plant (IAAAP) in Middletown, Iowa. The site has received certification as part of BNSF Railway's Certification Site program. BNSF certification ensures a site is ready for rapid development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

SELECTING A CERTIFIED SITE CAN:

- Reduce development time
- Increase speed to market
- Reduce upfront development risk of rail-served industrial sites

PROPERTY DETAILS

Commerce Center of Southeast Iowa consists of a 153 acre parcel located on the northern edge of the Army Ammunition Plant located in Middletown, Des Moines County. The IAAAP is a 19,000 acre Army facility that boasts over 500 gross acres of perimeter industrial sites available for industrial development (all sites are located outside government manufacturing areas and buffers). The site provides access to over 100 miles of track, including 5 yards which link directly to the BNSF mainline that extends westward from Burlington to Mount Pleasant and eventually Des Moines and Omaha.

Adjacent to the 153 acres are 33 available warehouse buildings with over 25,000 square feet each.

Site Details:

- 153 acre parcel
- Close proximity to US Highway 34 & Highway 61
- Bordered by over 100 miles of rail
- No federal, state or local property taxes
- Existing warehouses have rail and truck access

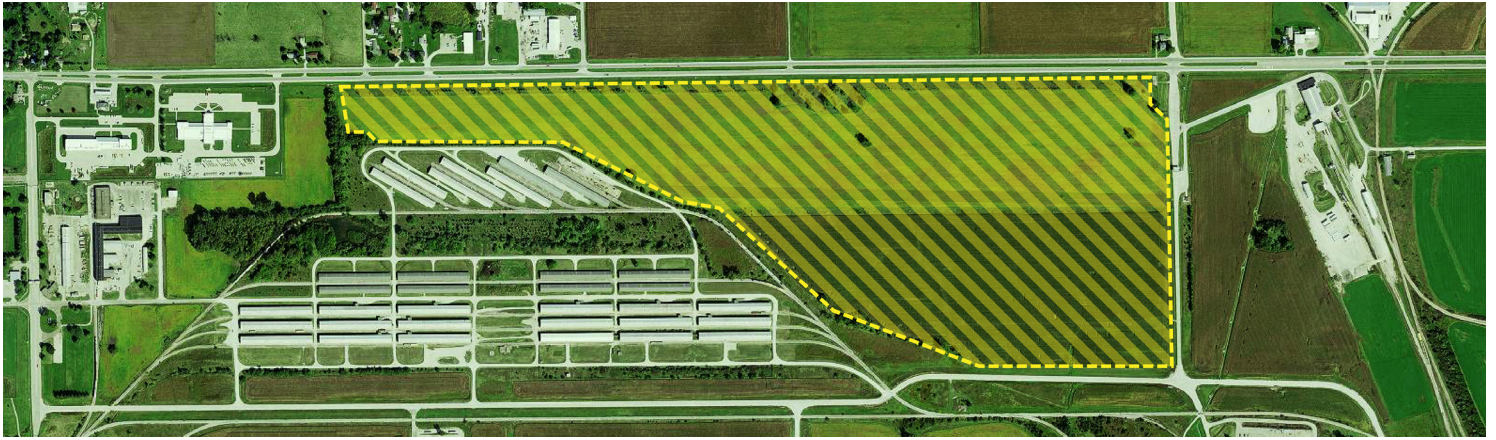


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SITE PROFILE

Land Area	153 acres
Physical Address	17571 DMC Highway 79, Middletown, IA
Zoning	Not regulated
Owner	United States Federal Government
Price	50 year lease, price negotiable

UTILITIES

Electric	Alliant Energy
Gas	Alliant Energy
Water	American Ordnance LLC
Wastewater	American Ordnance LLC
Telecommunications	LISCO

DEMOGRAPHICS

Middletown, a city in Des Moines County, is part of the Burlington, IA-IL Micropolitan Statistical Area which has an estimated population of 47,050.

POPULATION

Middletown, IA	318
5 mile radius	3,560
10 mile radius	40,817
15 mile radius	61,917

WORKFORCE

Middletown is part of the Greater Burlington regional center that draws from a laborshed of over 132,000 workers located along the Mississippi River.

Total Wage & Salary Employment	132,000
Annual Mean Wage	\$42,110

BNSF PREMIER PARKS, SITES AND TRANSLOAD PROGRAM

BNSF Certified Sites are a part of the Premier Parks, Sites and Transload program which is a strategic approach to addressing the increasing demand for customer site locations by developing various types of facilities across the BNSF network. BNSF Certified Sites have been reviewed by an industry expert in order to ensure accurate, reliable data. Our goal is to provide an inventory of rail-served sites that are available for immediate development.*

* In order to ensure a safe, efficient and economical switch operation, BNSF will want to review and approve the engineering plans to serve each tenant facility.