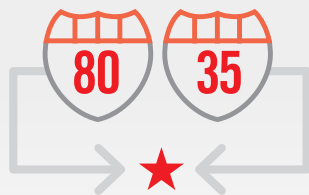
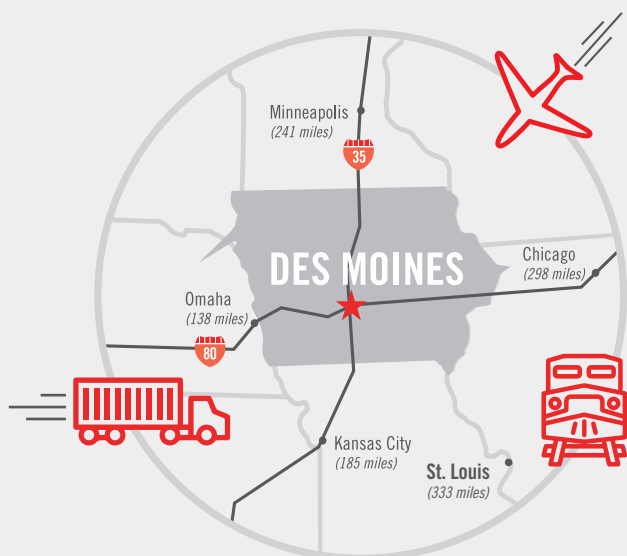


LOGISTICS



LOGISTICAL SWEET SPOT



Crossroads of I-80 /
I-35 and part of
USMCA corridor.

Iowa has

2X

the national average
of truckers.
— ZeroHedge, 2022

60 MILLION

people accessible within
a 500-mile radius.
— Stats America

FOREIGN TRADE ZONE #107



PORT OF ENTRY

ON-SITE
CUSTOMS



USDA
INSPECTORS

Des Moines International Airport has
1.2 million square feet in cargo apron.

3 CLASS I RAILROADS

- Burlington Northern Santa Fe
- Norfolk Southern
- Union Pacific

Plus: Iowa Interstate (Class II)



BUSINESS ADVANTAGES ADD UP

12%
LOWER

The cost of doing business is 12% lower than the national average.
— *Moody's Analytics*

NO⁰⁰
TAXES

No property tax on inventories, machinery or equipment. Tax abatement for new construction. Property tax exemption on pollution control equipment. No sales tax on electricity or natural gas. No sales tax on manufacturing equipment. Single-factor corporate income tax.

5.66¢

The average industrial electricity rate is 5.66 cents per kilowatt-hour.
— *Edison Electric Institute*

RECENT PROJECTS

amazon

Des Moines Industrial

TORO

HyVee
EMPLOYEE OWNED

amazon Prime Air

Southwest
Cargo

WAREHOUSE AND DISTRIBUTION

Construction completions have already surpassed each of the previous five years (2017-2021) and are expected to continue this trend.

— *Des Moines Metropolitan Area Marketview Industrial, Q3 2022.*
CBRE Hubbell Commercial

LOGISTICS AND DISTRIBUTION CENTERS IN DSM USA

Amazon
Bridgestone Firestone
Briggs Medical Service
Brown National Lease
Capital City Fruit
Casey's General Stores, Inc.
CDS Global
Daimler Trucks North America
Federal Express
Hy-Vee
Interstate Batteries
JT Logistics
Loffredo Fresh Produce Co., Inc.
Merchants Distribution Service
NAPA Distribution Center
Owens & Minor
PDM Distribution Services
Perishable Distributors of Iowa (PDI)
Power Distributors
Ruan Companies
Southwest Cargo
Sysco Iowa
TMC Transportation
TORO
United Parcel Service
US Autoforce
XPO Logistics

WORKFORCE DEVELOPMENT AND RESOURCES

Job training program may reimburse up to
\$5,000
per job, depending on the added payroll.

18.6%
population growth
between 2010 and 2021.
— *U.S. Census*

IOWA STATE UNIVERSITY

Iowa State University's Logistics and Management Information Systems degree is the dominant business program.

Iowa State University's Ivy supply chain management program ranks #7 in the world for empirical supply chain research.

— *The SCM Journal List, 2021*

DMACC
DES MOINES AREA
COMMUNITY COLLEGE

Des Moines Area Community College's (DMACC's) Transportation Institute provides quality truck driver education, training, and retraining at their 14-acre facility as well as on the road for those interested in obtaining a CDL.

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PARTNERSHIP**