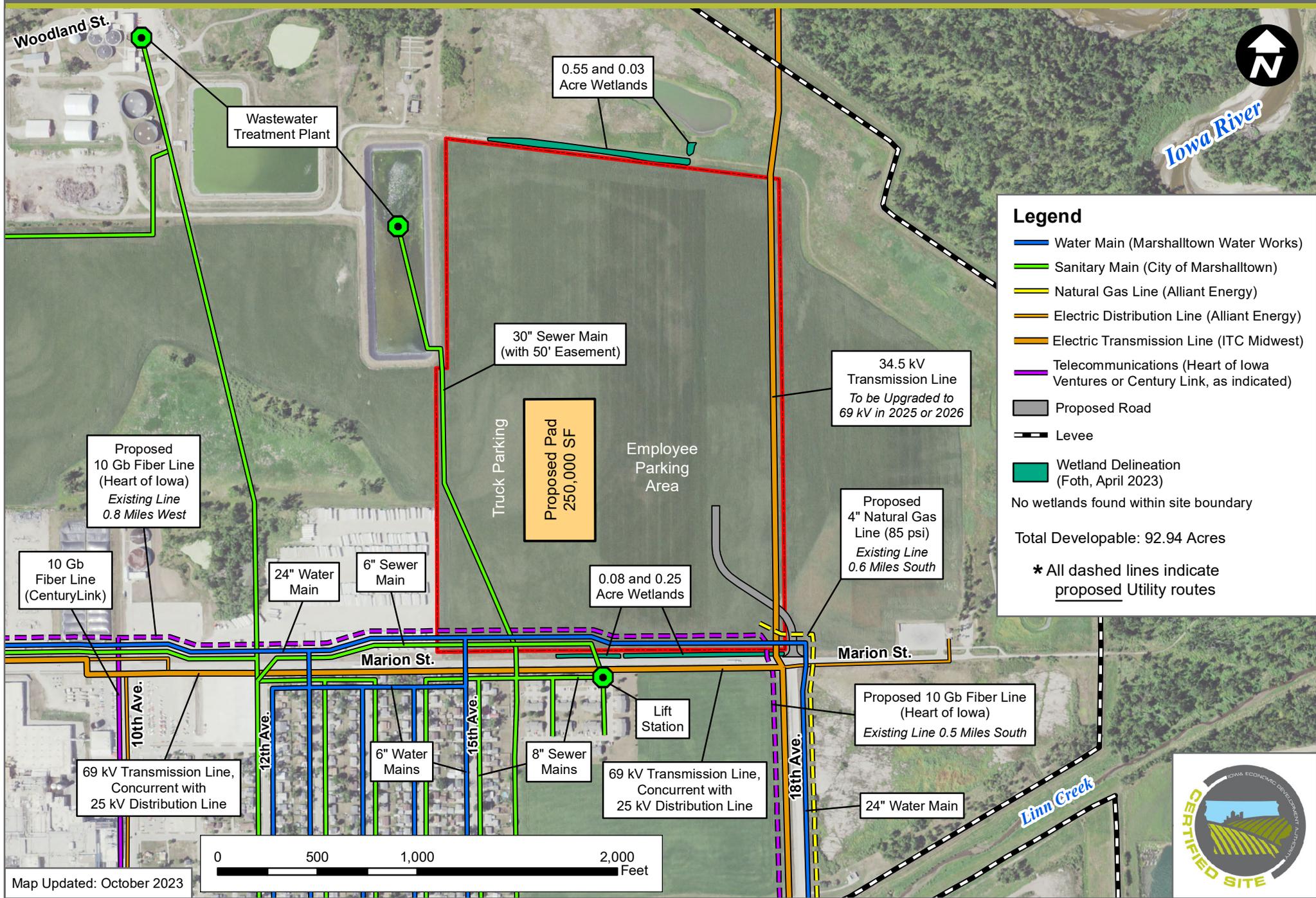


MARSHALLTOWN INDUSTRIAL SITE (95.53 ACRES)

MARSHALLTOWN, IOWA - MASTER DEVELOPMENT PLAN



Woodland St.

Wastewater Treatment Plant

0.55 and 0.03 Acre Wetlands

30" Sewer Main (with 50' Easement)

Proposed Pad 250,000 SF

Employee Parking Area

Truck Parking

34.5 kV Transmission Line
To be Upgraded to 69 kV in 2025 or 2026

Proposed 4" Natural Gas Line (85 psi)
Existing Line 0.6 Miles South

Proposed 10 Gb Fiber Line (Heart of Iowa)
Existing Line 0.8 Miles West

10 Gb Fiber Line (CenturyLink)

24" Water Main

6" Sewer Main

0.08 and 0.25 Acre Wetlands

Lift Station

Proposed 10 Gb Fiber Line (Heart of Iowa)
Existing Line 0.5 Miles South

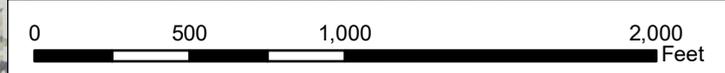
69 kV Transmission Line, Concurrent with 25 kV Distribution Line

6" Water Mains

8" Sewer Mains

69 kV Transmission Line, Concurrent with 25 kV Distribution Line

24" Water Main



Map Updated: October 2023



Iowa River

Linn Creek

Marion St.

Marion St.

10th Ave.

12th Ave.

15th Ave.

18th Ave.