



# Technology/Utilities

City of Cedar Falls, Iowa | Department of Community Development | 220 Clay Street | Cedar Falls, Iowa 50613 | Ph: (319) 273-8606 | Fax: (319) 273-8610

## We're Ready for Business

Cedar Falls offers state-of-the-art technology, progressive industry partners, and an abundant labor force that embraces a strong Midwestern work ethic. Because of these qualities, Cedar Falls' Industrial and Technology Parks have become the country's premier destinations for all types of businesses, particularly distribution, logistics, manufacturing, and technology-based companies. The more than 170 companies in our industrial & technology parks employ nearly 7,000 people.

**The Cedar Falls Industrial & Technology Parks have more than 7 million square feet of developed building space.**

*"Cedar Falls does a fantastic job supporting local businesses and understanding their needs. The economic climate they create is precisely what new and growing businesses are looking for. Here, you will also find an optimal balance between that small community feel and the opportunities that large cities have to offer such as broadband internet and first-class business office parks."*

Tom Penaluna  
Chief Executive Officer and  
Chairman of the Board  
**CBE Group**

Located on the south edge of the city, the Cedar Falls Industrial and Technology Park is less than 1/2 mile north of U.S. Highway 20, Cedar Falls' freeway link to Interstate 380 and the rest of the nation. Numerous shovel-ready sites are also available, ranging from 1 acre to 100 acres, for industrial and corporate office sites. The park

also has a World Class and 100% Fiber broadband system, incorporated recreational trails, and support services (hotels, banks, restaurants, a convention center), which create a unique business setting. Match these amenities with a very pro-business local government and you have an exceptionally attractive development climate.

Our 110-acre Northern Cedar Falls Industrial Park, operational in 2014, is strategically located for business success. This multi-modal park adjacent to the Waterloo Regional Airport, has rail service via Canadian National Railway, and provides immediate access to Highway 218 and the Interstate 380 freeway link, also known as the Avenue of the Saints that stretches from Minneapolis/Saint Paul to St. Louis.



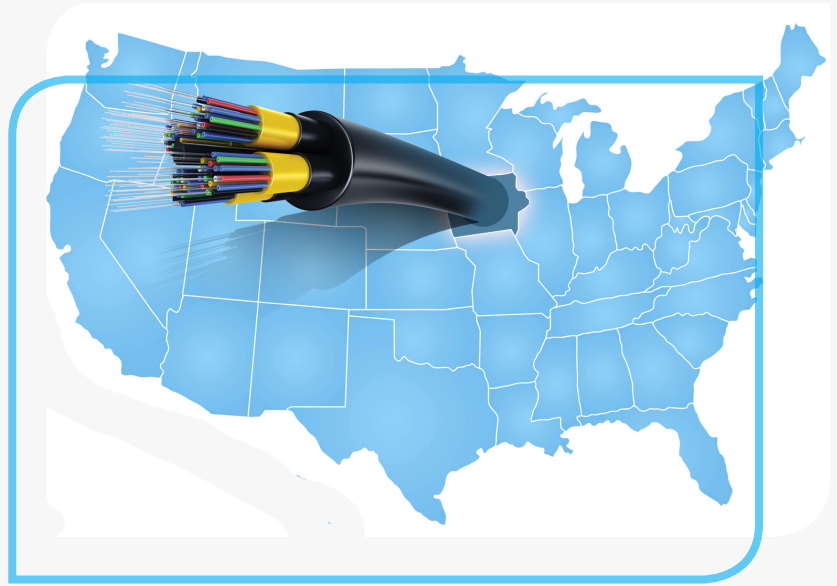
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## The World Takes Note of Our Advanced Technology

As Iowa's first Gigabit city, all eyes are on Cedar Falls.

The President of the United States had to visit in 2015 to see it for himself. Google named Cedar Falls their 2014 Iowa digital "eCity" -- which in essence means Cedar Falls is the best city in Iowa for e-commerce. These amazing accolades were largely realized due to the forward thinking and investment by our municipal utility company, Cedar Falls Utilities (CFU). CFU constructed and manages a citywide fiber network that competes with some of the best networks in the world. In 2015, it was ranked 4th worldwide, coming in behind Hong Kong, Tokyo, and Paris -- and almost 100 times faster than the national average!

This World Class and 100% Fiber broadband system gives businesses a major e-commerce advantage, and residents an unbelievably exceptional online experience.



CFU is also dedicated to keeping businesses and residents connected to affordable and reliable electric, gas and water. When all of their services are bundled together, customers enjoy some of the biggest savings in the state -- more than \$612 savings per household per year compared to 20 major Iowa communities from a study in 2013!

CFU remains focused on the future. They have made continued investments in fiber and communications, and look forward to keep our city a leader by diversifying into new energy sources, including wind and solar. Upgrades to the electric infrastructure, LED streetlights, a new natural gas border station and other improvements will keep Cedar Falls the best place to call home for your business and family. Learn more about all CFU has to offer at [www.CFU.net](http://www.CFU.net).