

Westgate Business Park is conveniently located between Hickman Road/U.S. Highway 6 and Interstate 80. The business park lies directly north of Waukeee's newly constructed four-lane roadway, Grand Prairie Parkway. Westgate Business Park is an ideal location for light manufacturing operations, flex space and commercial.

Site Information

Available Acres: 18.8

Zoned: Commercial

Utilities

Electric Provider:

MidAmerican Energy

Gas Provider:

City of Waukeee

Bulk Supplier:

Northern Natural Gas

Water Provider:

City of Waukeee with 8" water main adjacent to site.

Storage Capacity: 2 MGD

Sanitary Sewer Provider: City of Waukeee with 12" line adjacent to site. Des Moines Wastewater Reclamation Authority (WRA) offers additional capacity.

Transportation

Interstate: Interstate 80 is two miles away; Interstate 35 is five miles away

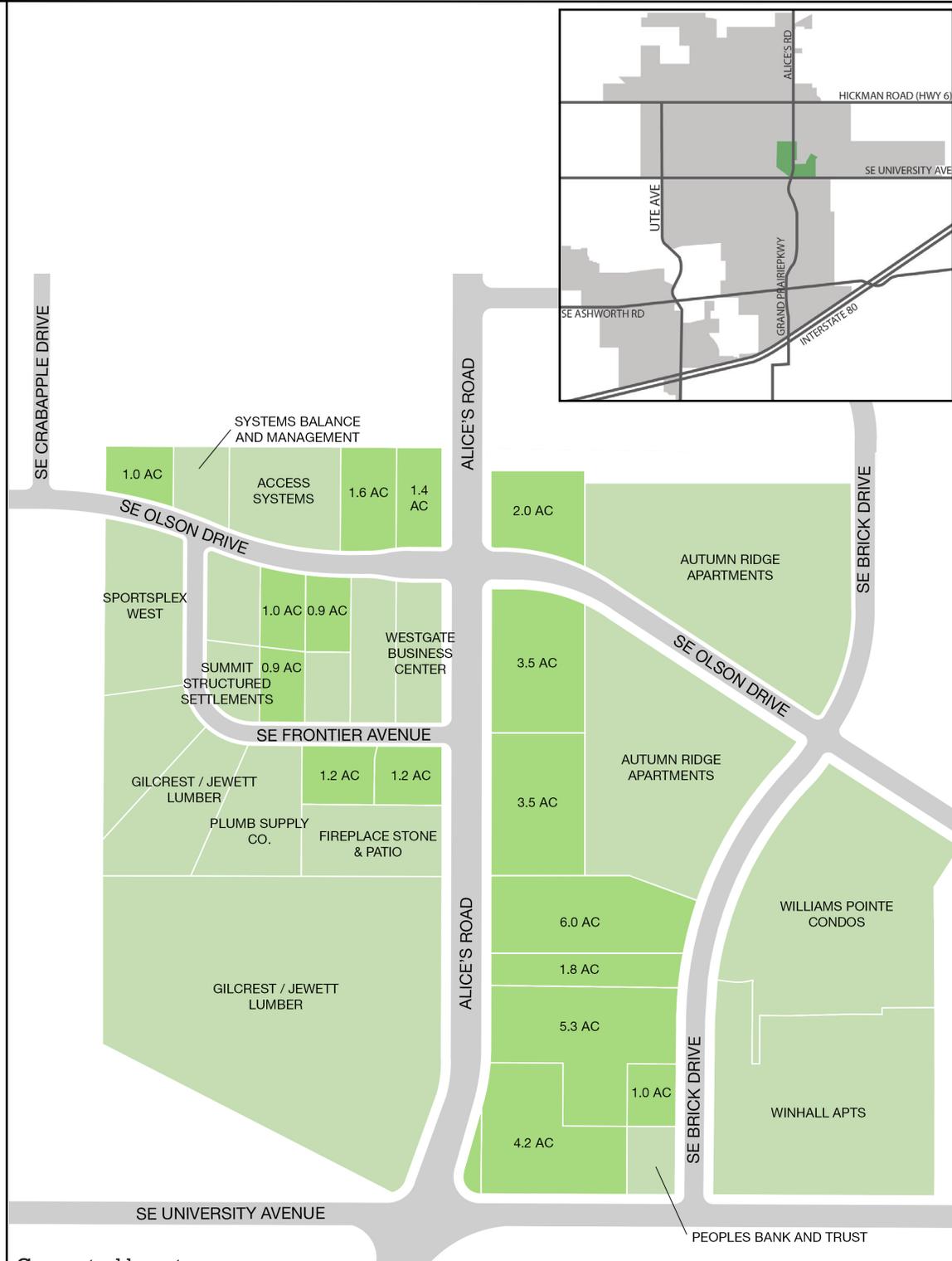
Airports: Des Moines International Airport (30-minute drive; 20 miles away)

2012 Traffic Counts:

8,900 AADT Alice's Road

2035 Projected Traffic Counts:

39,100 AADT Alice's Road



Conceptual layout;
lot sizes are customizable.