

SE Des Moines Industrial Park Des Moines, Polk County, IA

*Certification Report
April 2025*

 **QUEST**
SITE SOLUTIONS
THE GEOGRAPHY OF BUSINESS™



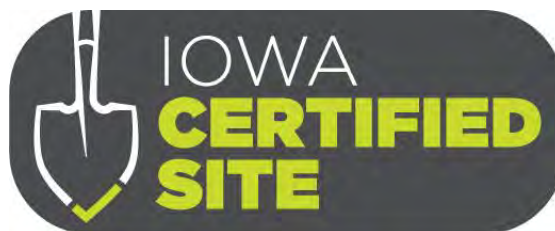
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01

Overview





Site certification is a designation that a property meets or exceeds specific criteria for industrial development. While there is no national certification standard, Quest Site Solutions' (Quest) certification programs have stringent requirements, and properties undergo detailed analysis. A property that has achieved certification has a wealth of information which reduces the risk for prospects and speeds up the decision timeframe.



Quest is dedicated to assisting with the location selection for companies that are seeking a new location, a competitive expansion, or a consolidation. Quest is able to leverage its expertise in site selection consulting to assist economic development organizations in preparing for the challenges of attracting and retaining capital investment and employment opportunities in this competitive climate. The majority of Quest's economic development services are related to site development, primarily site evaluation and certification services. Quest, and its predecessor McCallum Sweeney Consulting, have been managing the IEDA Certified Site Program since 2012.

Contact: Taylor Dietz, tdietz@questsitesolutions.com, (706) 836-4263



Economic Development

The Iowa Economic Development Authority's (IEDA) mission is to strengthen economic and community vitality by building partnerships and leveraging resources to make Iowa the choice for people and business. Through two main divisions – business development and community development – IEDA administers several state and federal programs to meet its goals of assisting individuals, communities and businesses.

The Iowa Certified Site Program was launched by IEDA in May 2012 to address the lack of project-ready industrial sites in the state; it is an independent, third-party certification program designed to consider a combination of national site location standards, as well as Iowa's natural assets and the needs of the state's targeted industry sectors.

Contact: Amy Kuhlers, amy.kuhlers@iowaeda.com, (515) 348-6250



02

Certification Letter



April 17, 2025

Amy Kuhlers
Program Manager
Iowa Economic Development Authority
1963 Bell Avenue
Des Moines, IA 50315



Dear Ms. Kuhlers:

SE Des Moines Industrial Park, located in Polk County, Iowa, has completed the Iowa Economic Development Authority (IEDA) Certified Site Program. Quest Site Solutions (Quest) has conducted a thorough analysis of the property, and based on the information provided by Ryan Companies and our evaluation of the property, we are certifying the **SE Des Moines Industrial Park** as an **Industrial Park**.

Quest has developed a program for IEDA to certify industrial sites and industrial parks as ready for industrial development. We have certified SE Des Moines Industrial Park as meeting the following criteria:

- The park must be a minimum of 200 total acres, with at least one site 25+ contiguous, developable acres. At least 60% of the remaining park acreage must be developable.
- The park must be available for sale or lease (with a documented price and terms) to prospective industrial investors.
- The park must be zoned appropriately or be able to be rezoned for industrial use within 90 days (if applicable). The surrounding properties must also be compatible with industrial uses.
- The park's developable acreage must be free of any known rights-of-way, easements, judgments, liens, restrictive covenants, and any other items that impact developability.
- The park's developable acreage must be located outside of the 100-year and 500-year flood zone or have a plan to fill the flood areas.
- The park must be free of recognized environmental conditions or have recognized environmental conditions remediated and/or resolved.
- The park's developable acreage must be free of wetlands or have a mitigation plan.
- The park's developable acreage must be free of federal threatened and endangered species or have a mitigation plan.

- The park's developable acreage must be free of areas of archaeological or historical significance or have a mitigation plan.
- The park's developable acreage must have soils compatible with industrial development.
- The park must be directly served or be able to be served by a road that is compatible with U.S. DOT standards for tractor-trailer access (80,000 pounds and 16 feet minimum clear height). Any road upgrades must be compatible with DOT standards for tractor-trailer access must be able to be completed within 12 months.
- The park must be served or be able to be served by industrial level electric infrastructure that can provide a minimum of 5 MW electric service within 12 months.
- The park must be served or be able to be served by natural gas infrastructure that can provide a minimum of 15,000 mcf per month within 12 months.
- The park must be served or be able to be served by water infrastructure and a water system with a minimum excess capacity of at least 300,000 gallons per day within 12 months.
- The park must be served or be able to be served by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 200,000 gallons per day within 12 months.
- The park must be served or be able to be served within 12 months by telecommunications fiber.

The details on how the property meets each of these criteria is included in Sections 3 through 10 of this report.

This certification will expire on **April 17, 2028**. Upon certification expiration, the property will need to submit for recertification.

We congratulate the team at Ryan Companies for their hard work and for achieving certification. If there are any questions regarding our analysis, please contact us.

Sincerely,



Taylor Brittan Dietz
Consultant

03

Property Overview



PROPERTY OVERVIEW

03

LOCATION (LAT / LONG)

41.521715°, -93.533723°

CONTACT INFORMATION

Dustyn Curran
Director of Real Estate Development
Ryan Companies
dustyn.curran@ryancompanies.com
(515) 309-8544 office

SIZE/ACREAGE

296.08 total acres
274.53 developable acres

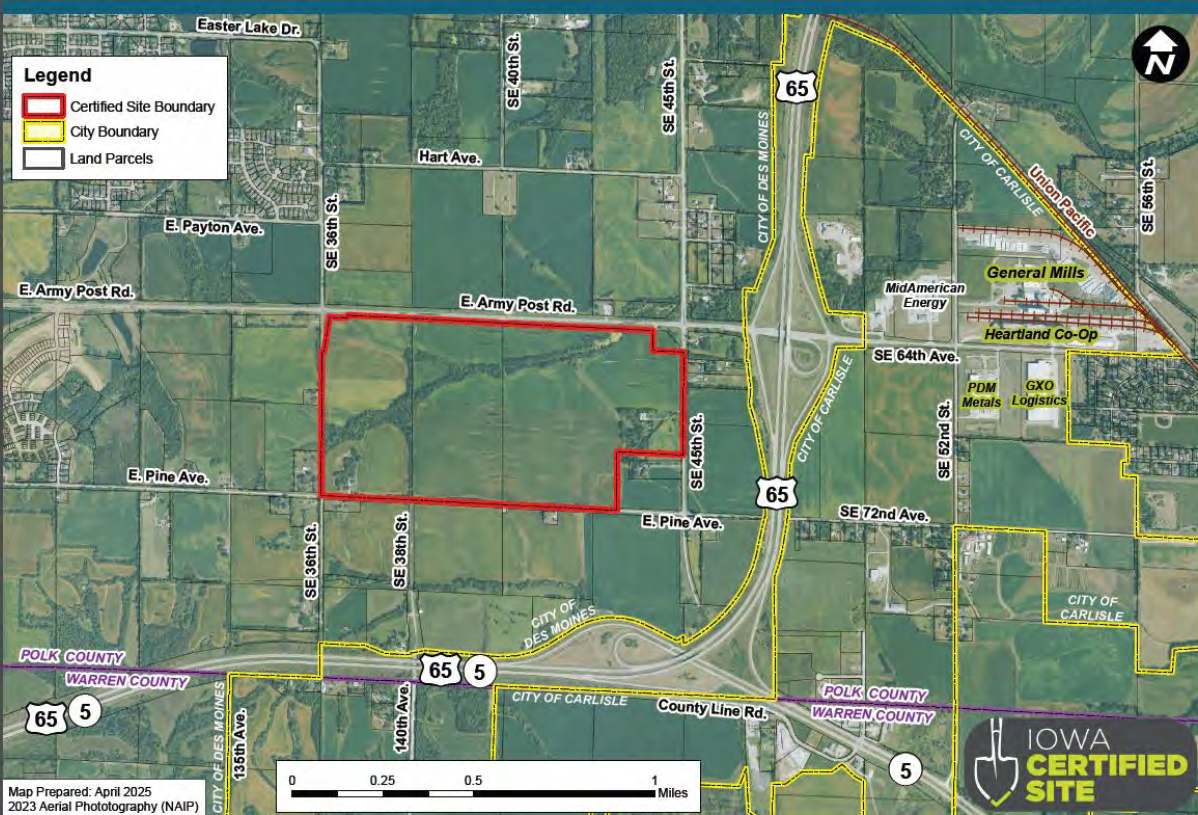


SE DES MOINES INDUSTRIAL PARK

(296.08 ACRES)

DES MOINES, IOWA - AERIAL PHOTOGRAPH

IOWA
Economic Development

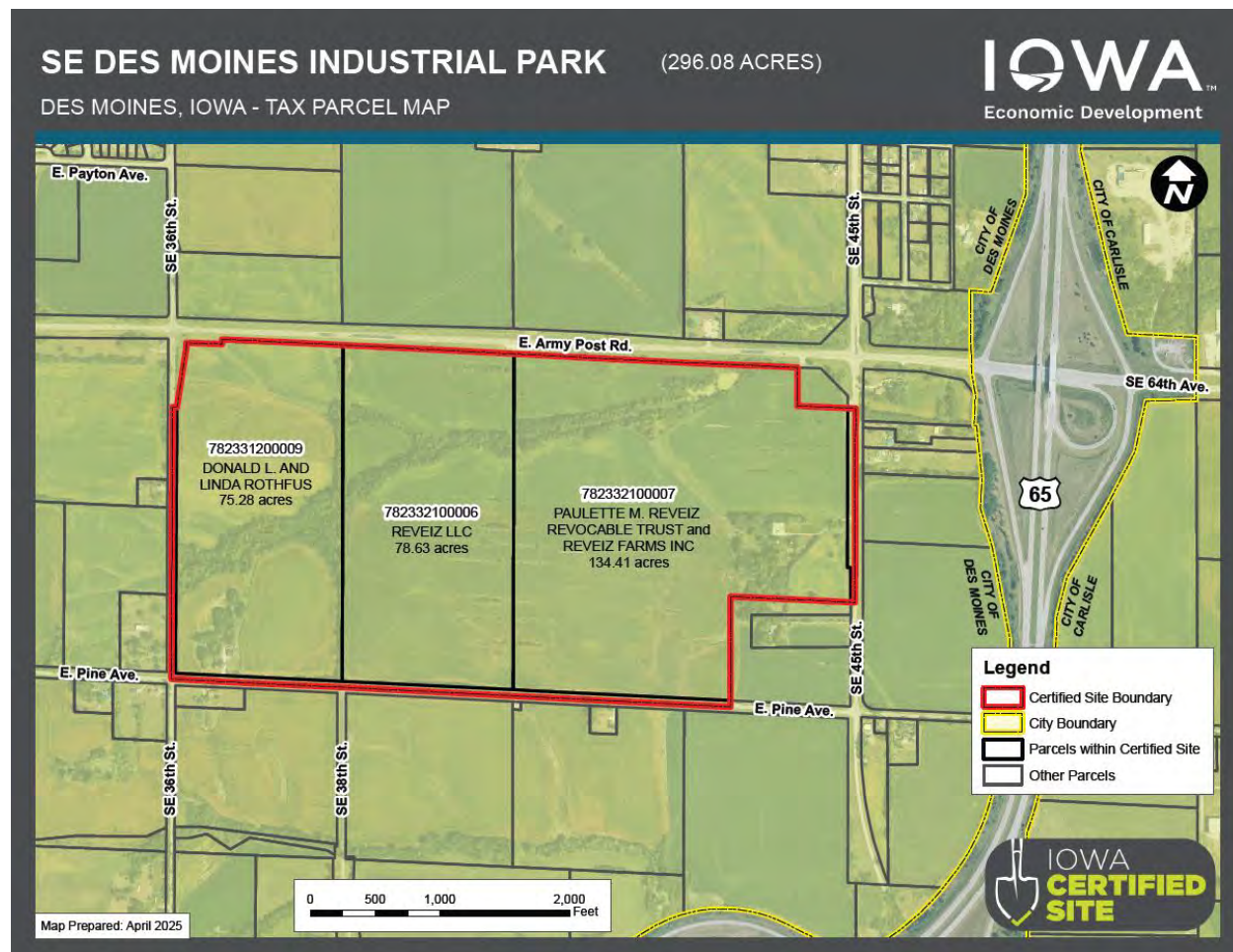


04

Ownership + Availability



OWNERSHIP + PRICE



Owner	Acres*	Tax Parcels	Price
Donald L. Rothfus and Linda Rothfus	75.28	782331200009	\$2.50-\$4.00 per square foot (\$108,900-\$174,240 per acre)
Reveiz LLC	78.63	782332100006	
Paulette M. Reveiz Rev. Trust (1/2 undivided interest) and Reveiz Farms, Inc. (1/2 undivided interest)	134.41	782332100007	

TOTAL: 288.32

**Based on Polk County Assessor information.
Surveyed acreage differs slightly.*

The option holder, Ryan Companies, has a listing agreement with Jones Lang Lasalle (JLL) to market the property which will expire on March 31, 2028. A minimum land purchase of 10 acres will be required. The listed price range will escalate approximately 4% each year on April 17th.

Source Documentation:

Letter from Ryan Companies – December 10, 2024

Listing Agreement – Jones Lang Lasalle (JLL) – executed November 26, 2024

Plat of Survey – Bishop Engineering Company – January 17, 2002

OPTIONS

The Ryan Companies US, Inc. has the following options:

- Parcel 782331200009 that will expire on July 3, 2029, and
- Parcels 782332100006 and 782332100007 that will expire October 12, 2028.

Source Documentation:

Memorandum of Purchase Option Agreement – Donald L. Rothfus, Linda Rothfus, and Ryan Companies US, Inc. – August 16, 2024

Memorandum of Purchase Option Agreement – Paulette M. Reveiz Revocable Trust, Reveiz Farms, Inc., Reveiz LLC, and Ryan Companies US, Inc. – April 23, 2024

TITLE

For the west parcel (782331200009), title to the property is vested in Donald L. Rothfus and Linda Rothfus as joint tenants. The following easements were identified within the title opinion:

- Right of way easement for pipeline purposes,
- Right of way easement for pipeline purposes,
- Electric easement to Iowa Power and Light Company,
- Public right of way for East Army Post Road (SE 64th Avenue),
- Public right of way for SE 36th Street,
- Public right of way for East Pine Avenue,
- Easement to Northwestern Bell Telephone Company,
- Electric easement to Iowa Power, Inc.,
- Easement for water main to the City of Des Moines, Iowa, and
- Easement for storm sewer and surface water flowage to the City of Des Moines, Iowa.

For parcel 120/07007-648-010, title to the property is vested in Reveiz, LLC. For parcel 782332100007, title to the property is vested in Paulette M. Reveiz, as Trustee of the Paulette M. Reveiz Revocable Trust (1/2 undivided interest) and Reveiz Farms, Inc. (1/2 undivided interest). The following easements were identified within the title commitment:

- Right of way easement for pipeline purposes,
- Public right of way for East Army Post Road (SE 64th Avenue),
- Public right of way for SE 45th Street,
- Public right of way for East Pine Avenue (SE 72nd Avenue),
- Electric easement to Iowa Power and Light Company,
- Easement to Northwestern Bell Telephone Company,
- Electric easement to Iowa Power, Inc.,
- Easement for use and maintenance of a waterline from existing and future wells,
- Electric easement to MidAmerican Energy Company,
- Electric easement to MidAmerican Energy Company,
- Easement for sanitary sewer to the City of Des Moines, Iowa,
- Ground lease and related easements to LMRK PropCo 3 LLC, and
- Lease in favor of USCOC of Greater Iowa, LLC.

Support Documentation:

Title Commitment – First American Title Insurance Company – April 26, 2024

Title Commitment – First American Title Insurance Company – October 27, 2023

LEASES

There is an existing ground lease on parcel 782332100007 (described as Lot 10 in the Master Development Plan) between the United States Cellular Operating Company (USCOC) of Greater Iowa and LMRK PropCo 3 LLC that expires on October 16, 2046.

Support Documentation:

Memorandum of Lease – LMRK PropCo 3 LLC and USCOC of Greater Iowa – June 19, 2020

05

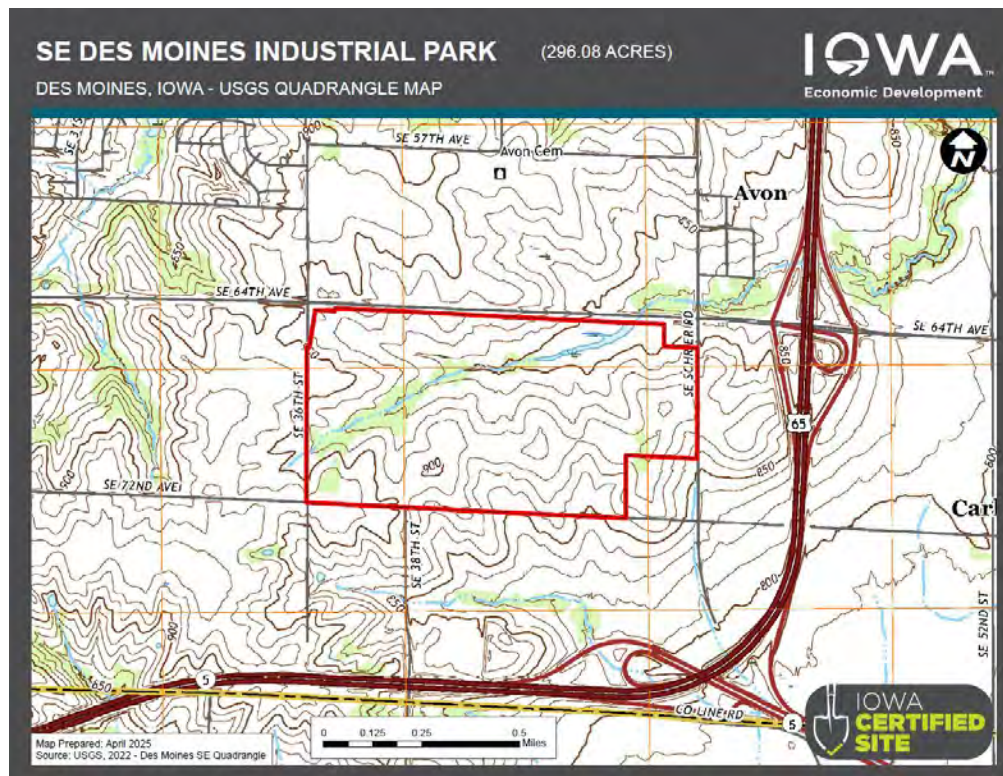
Site Characteristics



SITE CHARACTERISTICS

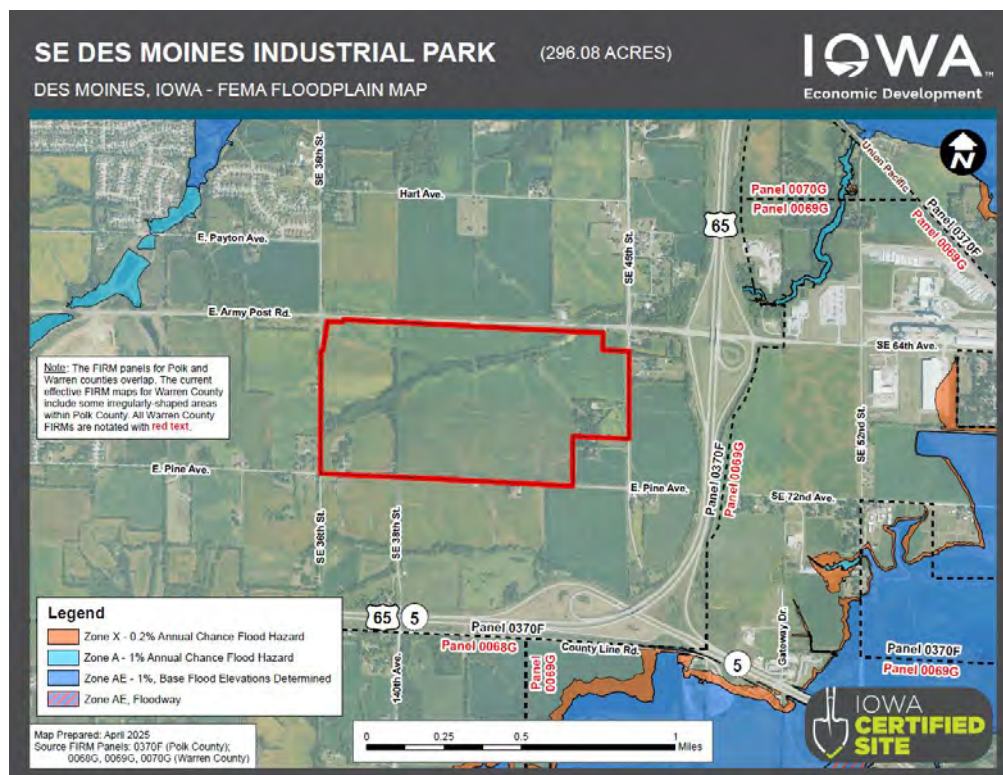
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USGS



FEMA

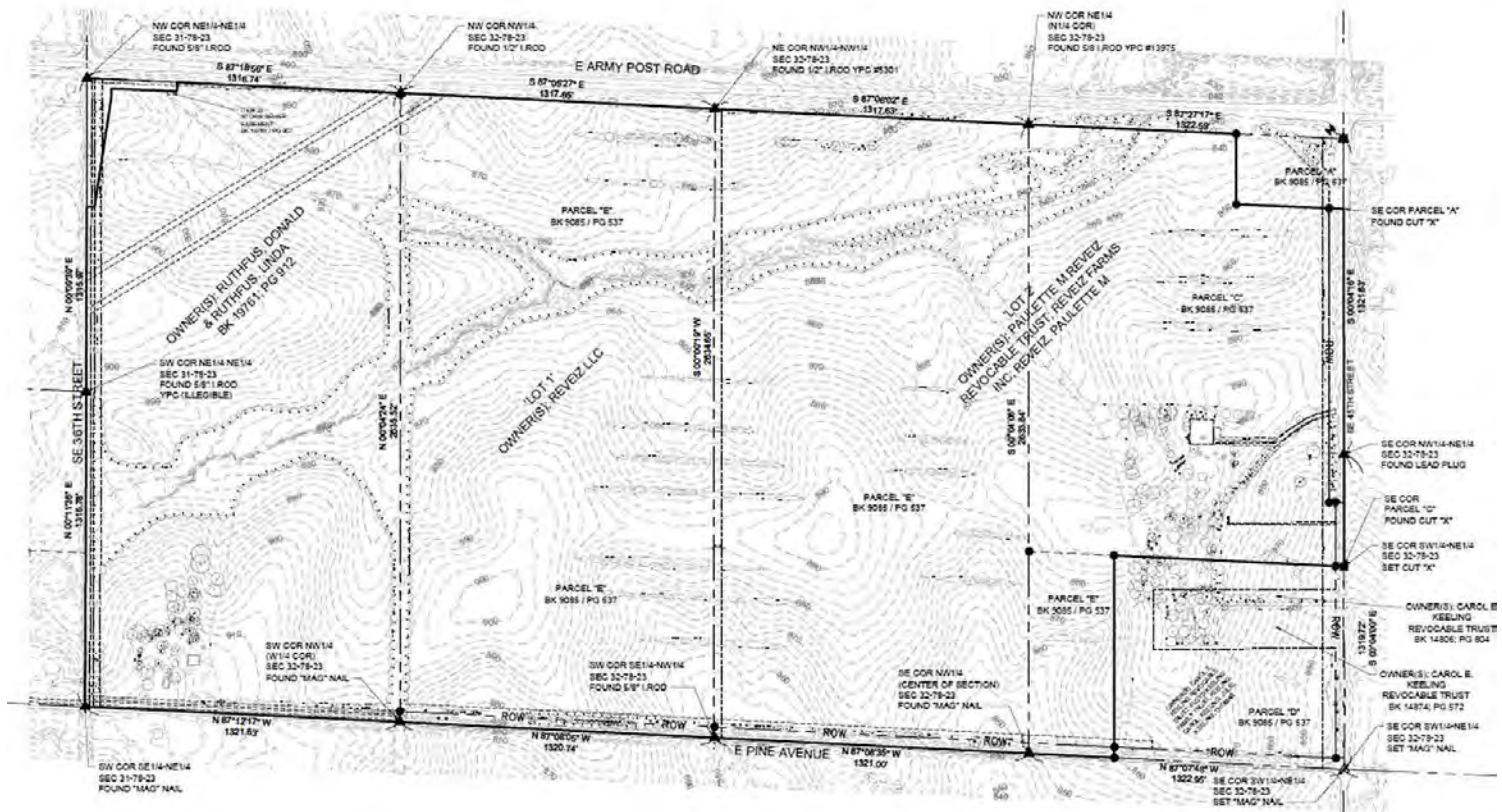
FEMA Flood Zone X – outside of the 100- and 500-year flood zones; Map # 19153C0370F



SITE CHARACTERISTICS

05

SURVEY



Support Documentation:
ALTA/NSPS Land Title Survey – Shive-Hattery – August 8, 2024 (Recorded)

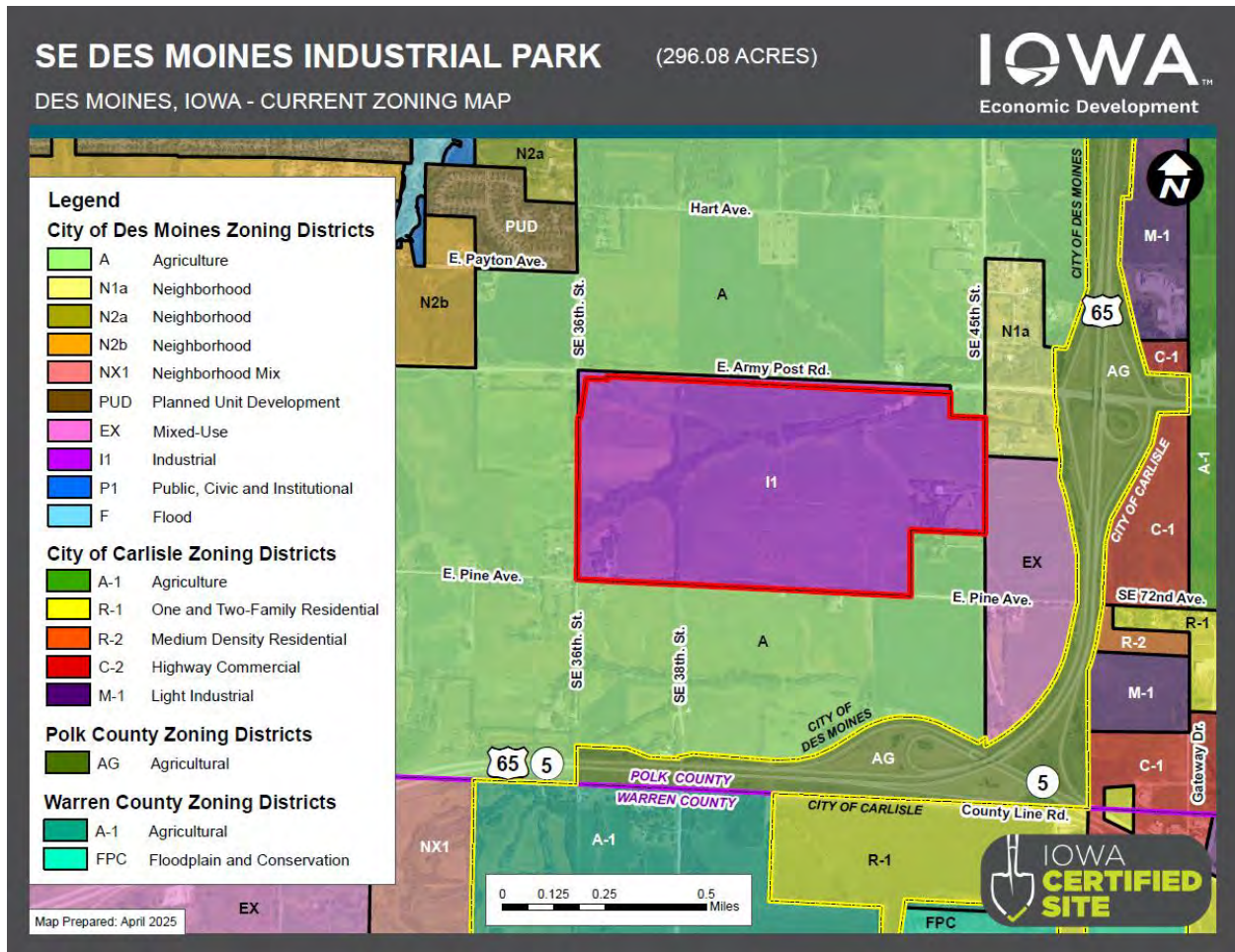
06

Zoning



CURRENT ZONING

The park is zoned Industrial (I1) by the City of Des Moines. A zoning change will not be required for industrial use.



The I1 Industrial District is intended for general industrial uses, warehousing, and transportation terminals. No odors, gases, noise, vibration, pollution of air, water or soil, or lighting shall be emitted onto any adjoining property so as to create a nuisance. The owner or occupant must provide the neighborhood services director with an acceptable written statement describing the use and the nature of any environmental impacts that may be generated by such use. The use shall be operated in strict conformance with the written statement provided to the neighborhood services director.

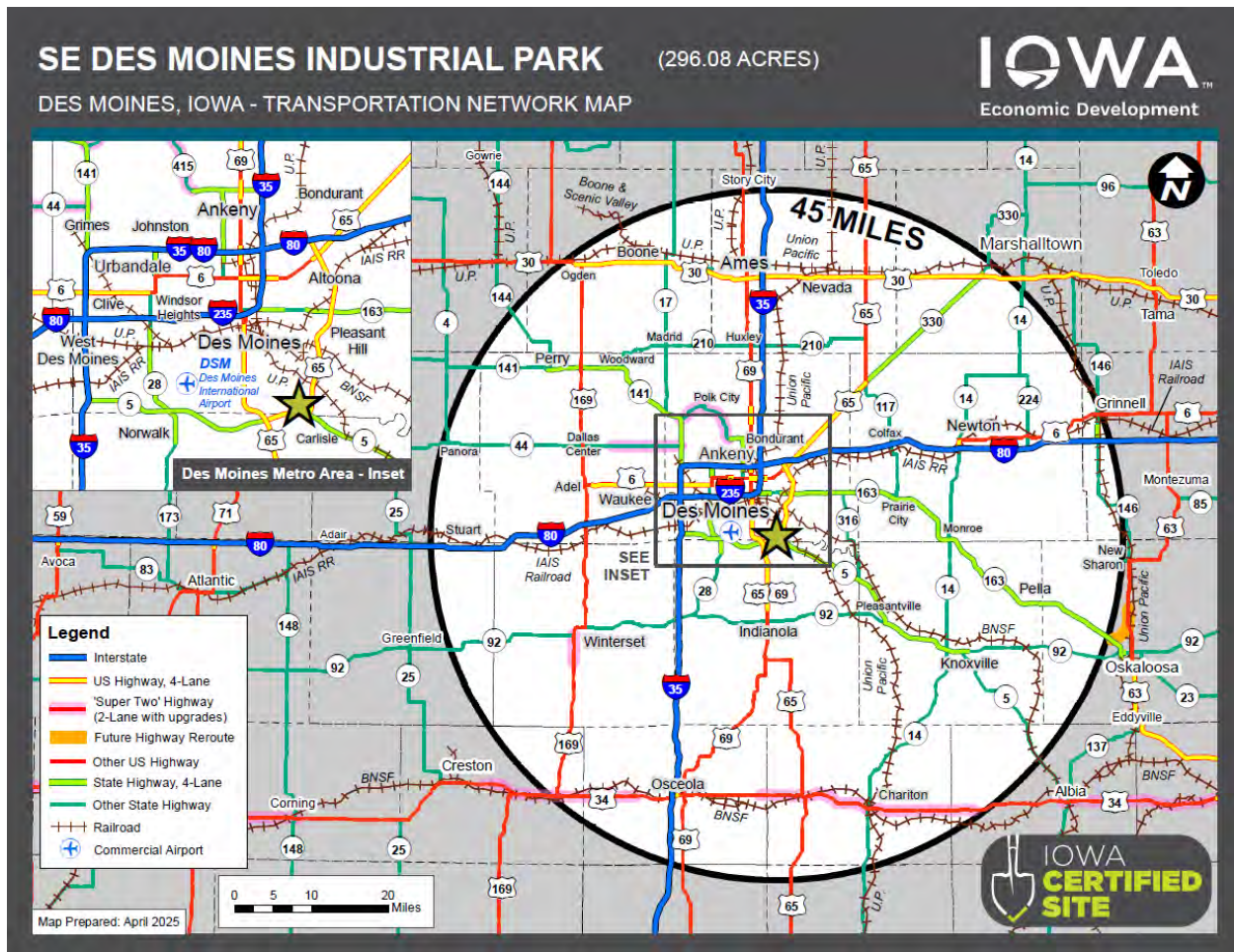
Support Documentation:

Des Moines Zoning Ordinance No. 15,816 134.2-3 (Districts and Uses) – October 16, 2019

07

Transportation





ROADS

There are four roads providing access to the property: SE 36th Street, E Army Post Road, SE 45th Street, and E Pine Avenue (SE 72nd Avenue). US Highway 65 is 0.3 miles east of the park and can be accessed by a diamond interchange ramp from E Army Post Road. I-80 is located 11 miles north of the property and can be accessed from US-65.

The City of Des Moines plans to begin construction to install a roundabout at SE 36th Street and E Army Post Road during 2025.

Support Documentation:

Questionnaire – Ryan Companies – last revised December 13, 2024

E Army Post Road Corridor Study – JEO Consulting Group

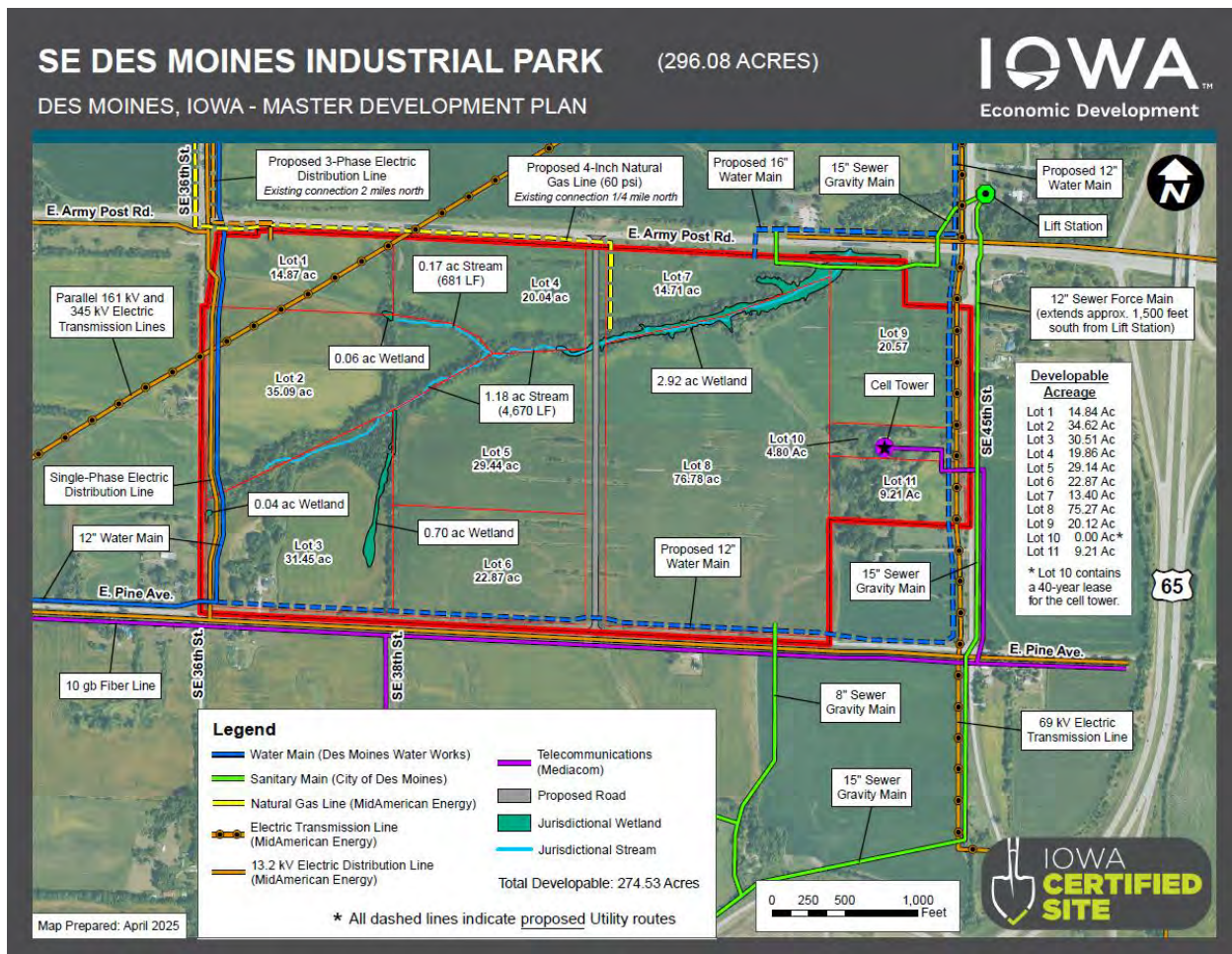
COMMERCIAL SERVICE AIRPORT

Des Moines International Airport (DSM) – 6.8 miles

08

Utilities





Note: Utility information, including available capacity and infrastructure locations, changes over time. The utility information below reflects the conditions present at the time of certification documentation. Future users should confirm that the utility infrastructure is adequate for their specific project.

ELECTRIC

Provider: MidAmerican Energy Company (distribution and transmission)

Service Details

- Existing Infrastructure:
 - Distribution: 13.2 kV three-phase – located at the northeast corner of the property near the intersection of SE 45th Street and SE 64th Avenue.
 - Transmission: double circuit 345 kV and 161 kV – crosses the northwestern corner of the property.
 - Substation: Easter Lake – 2.2 miles northwest of the property.
- Available Capacity: Existing primary distribution has the capacity to serve 1.5 MW; after infrastructure upgrades, the system can serve up to 5 MW.
- Improvements: Extend 13.2 kV distribution approximately 2.2 miles from the existing substation to the property.
- Estimated Cost: \$1.5 million

- Estimated Schedule: Within 12 months after completed design and signed customer agreements in place (three months for design, two months for permitting, one month for easement acquisition, and six months for construction). Design, permitting, and easement acquisition can partially overlap timeframes.
- Other: Additional easements on private property may be required for overhead lines and padmounted equipment.

Contact:

Kelly M. Swenson
Business and Community Development Manager
MidAmerican Energy Company
kelly.swenson@midamerican.com
(515) 281-2648

Support Documentation:

Electric Questionnaire – MidAmerican Energy Company – June 28, 2024

NATURAL GAS

Provider: MidAmerican Energy Company (distribution) and Northern Natural Gas (transmission)

Service Details

- Existing Infrastructure: A 6-inch 60 psig main is located at the intersection of SE 36th Street and E Payton Avenue, approximately 1,250 feet north of park's northwest corner.
- Available Capacity: 15,000 mcf per month after upgrades.
- Improvements: Distribution upgrades would include installing 1,966 feet of 4-inch 60 psig main along E Payton Avenue from the existing 6" pipeline at SE 34th Street. Additionally, 5,060 feet of 4-inch 60 psig main along SE 36th Street and E Army Post Road going south and east would be needed to reach the center of the park.
- Estimated Cost: \$340,700 (approximately \$241,3000 for 5,060 feet of main to reach the park and \$99,400 for 1,966 feet of main needed to loop the system).
- Estimated Schedule: Distribution upgrades can be completed within 12 months in a non-frost environment (up to six months for design, one month for permitting, and twelve months for construction).

Contact:

Kelly M. Swenson
Business and Community Development Manager
MidAmerican Energy Company
kelly.swenson@midamerican.com
(515) 281-2648

Support Documentation:

Natural Gas Questionnaire - MidAmerican Energy Company – June 28, 2024

WATER

Provider: Des Moines Water Works (DMWW)

Service Details

- Existing Infrastructure: A 24-inch main is located 18,500 feet from the park. A 12-inch line is located along SE 36th Street on the western boundary of the property.
- Improvements: Feeder main (minimum of 12") totaling three miles in length would be needed along Hart Avenue, SE 45th Street, and E Pine Avenue to provide up to 300,000 gallons per day of capacity excluding peak fire flow demands. For a user with higher demands, an additional 16" feeder main along E Army Post Road would be required.
- Estimated Cost: Using an estimate of \$200/linear foot, it would cost approximately \$3.2 million to complete the three-mile extension of the 12" feeder main and is already funded by the City of Des Moines Capital Improvements Program (CIP) Plan. If additional main is required, the cost could be the responsibility of the owner/developer or other interested parties.
- Estimated Schedule: Design is ongoing, 12 months for construction.

Water Treatment

- Plant: DMWW uses three treatment plants to deliver potable water to its distribution system: Fleur, McMullen, and Saylorville.
- Permitted Capacity: 110 million gallons per day
- Purchased Water: Effective January 2025, DMWW will acquire water from Central Iowa Water Works (CIWW), a newly formed entity that will manage the source, treatment, and transmission of potable water throughout the central-Iowa region.
- Improvements: DMWW will acquire a portion of the capacity related to an existing 10 mgd expansion project occurring at the Saylorville Water Treatment Plant. Expansion volume availability is estimated at 5 years (2029). DMWW may acquire capacity from a potential CIWW plant expansion, with the earliest availability of this volume at 10 years. Developers and those needing additional capacity will pay for the majority of capacity expansion cost.

Treatment Plant	Distance	Avg. Utilization	Peak Utilization
Fleur WTP	7+ miles	37.03 mgd	70+ mgd
McMullen WTP	13+ miles	13.18 mgd	23+ mgd
Saylorville WTP	12.5+ miles	4.95 mgd	9+ mgd

Contact:

Lindsey Wanderscheid, PE
 Director of Engineering Services
 Des Moines Water Works
 lwanderscheid@dmww.com
 (515) 283-8731

Support Documentation:

Water Questionnaire – Des Moines Water Works – July 1, 2024

WASTEWATER

Provider: City of Des Moines

Service Details

- Existing Infrastructure: An 8-inch gravity sewer main runs north/south crossing E Pine Avenue. A 15" sewer main runs along the south side of E Army Post Road and the east side of SE 45th Street. This line becomes a 12" sanitary force main as it approaches the lift station located at the northeast corner of the E Army Post Road and SE 45th Street intersection.
- Available Capacity: The 8-inch and 15-inch sewer lines have 4.0 mgd combined total capacity and 1.5 mgd excess capacity. The lift station has a total capacity of 3.36 mgd and an excess capacity of approximately 0.9 mgd.
- Improvements: No infrastructure improvements are needed to serve the park.

Wastewater Treatment

- Plant: Des Moines Metropolitan WRA Wastewater Reclamation Facility (15,200 feet from the property)
- Total Permitted Capacity: 200 million gallons per day (peak wet weather)
- Average Utilization: 60 million gallons per day (average dry weather)
- Peak Utilization: 134 million gallons per day (average wet weather)
- Improvements: The Des Moines Metropolitan WRA has committed to financing over \$500 million in wastewater treatment and system improvements through 2032.

Contact:

Scott Hutchens

Director

Des Moines Metropolitan WRA

sthutchens@dmgov.org

(515) 323-8031

Support Documentation:

Wastewater Questionnaire – Des Moines Metropolitan Wastewater Reclamation Authority (WRA) – August 12, 2024

TELECOMMUNICATIONS

Provider: Mediacom

Service Details

- Existing Infrastructure: Fiber is located along SE 45th Street and SE 72nd Avenue (E Pine Avenue).
- Improvements: No infrastructure improvements are needed to serve the park.

Contact:

Scott McGriff

Construction Coordinator

Mediacom

smgriff@mediacomcc.com

(845) 544-9713

Support Documentation:

Telecommunications Questionnaire – Mediacom – August 6, 2024

09

Due Diligence



ENVIRONMENTAL

A Phase I Environmental Site Assessment (ESA) was conducted to ASTM E1527-21 standards. Stained soil and plywood were observed throughout the metal utility building in the southwest portion of the property and is considered to be a recognized environmental condition (REC) to the property.

A Limited Site Investigation (LSI) was completed by Terracon to evaluate the presence of chemicals of concern (COCs) associated with the REC identified in the Phase I ESA. Four soil borings were drilled to a depth of 25 feet and were converted into temporary monitoring wells. Terracon determined that the site does not appear to be affected by a release of COCs at concentrations exceeding the laboratory's reporting limits. Therefore, no further investigation or action was recommended.

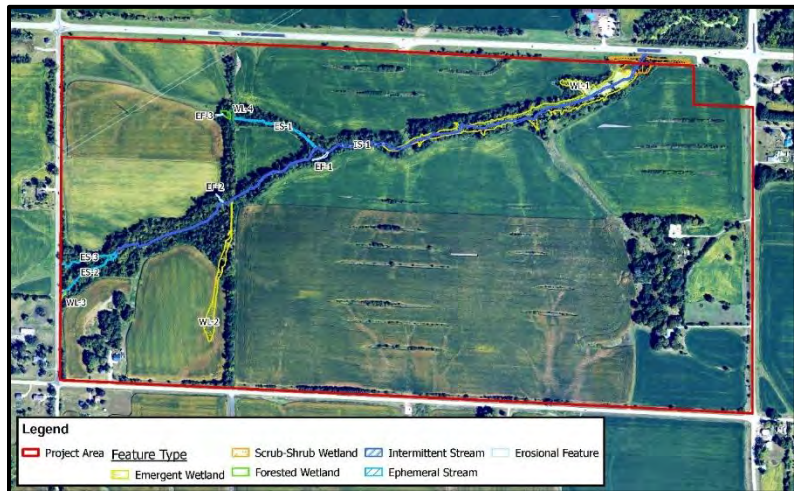
Support Documentation:

Limited Site Investigation (LSI) – Terracon – January 15, 2025

Phase I Environmental Site Assessment – Terracon – August 7, 2024

WETLANDS

A Wetland Delineation was completed, and the subsequent Approved Jurisdictional Determination (AJD) indicated that ES-2 (586 linear feet), ES-3 (470 linear feet), EF-1 (142 linear feet), EF-2 (86 linear feet), and EF-3 (57 linear feet) are not waters of the United States. A Preliminary Jurisdictional Determination (PJD) was completed for the remaining water resources on the property, including WL-1 (2.92 acres), WL-2 (0.70 acres), WL-3 (0.04 acres), WL-4 (0.06 acres), IS-1 (4,760 linear feet), and ES-1 (681 linear feet), and determined that these appear to be jurisdictional waters of the U.S., including wetlands and a potential jurisdictional stream. Work within these areas will require a Section 404 permit.



The planned construction of an access road within the park could result in the impact of jurisdictional waters, including up to 256 feet of intermittent stream. The mitigation plan would involve the purchase of stream credits from an approved stream mitigation bank within the Lower Des Moines Service Area. Stream mitigation credits will be determined using the Iowa Stream Mitigation Method, with initial estimates ranging between 819 and 1,357 credits once the impact factors have been determined within the method and approved by the Army Corps of Engineers. The current average price per linear foot of stream credits in the project's service area is between \$75 and \$95, making the total estimated cost of mitigation for the stream between \$61,425 and \$128,915.

Support Documentation:

Wetland/Stream Mitigation Plan – Shive-Hattery – December 13, 2024

Jurisdictional Determinations – US Army Corps of Engineers – October 10, 2024

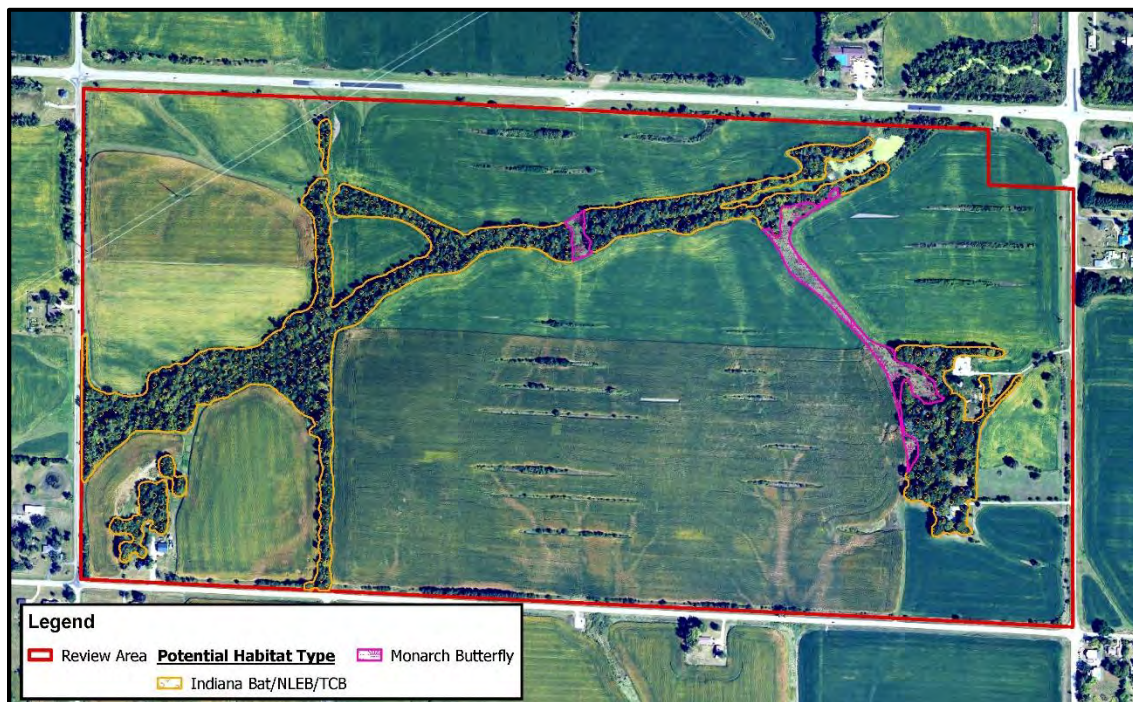
Wetland Delineation Report – Shive-Hattery, Inc. – October 20, 2023 and April 9, 2024

SPECIES

U.S. Fish and Wildlife Official Species List

- Threatened and Endangered Species
 - Indiana Bat (Mammal) – Endangered
 - Northern Long-eared Bat (Mammal) – Endangered
 - Tricolored Bat (Mammal) – Proposed Endangered
 - Monarch Butterfly (Insect) – Candidate
 - Eastern Prairie Fringed Orchid (Flowering Plant) – Threatened
 - Mead’s Milkweed (Flowering Plant) – Threatened
- Critical Habitats
 - No critical habitats at this location.

Suitable habitat for the Indiana Bat, Northern Long-eared Bat, and the Tricolored Bat was observed during the field investigation. If suitable habitat trees are cleared during the USFWS approved tree clearing dates of October 1 to March 31, a “No Effect” determination is anticipated. Suitable habitat was also identified for the Monarch Butterfly, though it is not currently a listed species on the Endangered Species Act (ESA). A determination of “May Affect, Not Likely to Adversely Affect” is anticipated if the Monarch is formally added to the ESA.



Support Documentation:

Threatened and Endangered Species Due Diligence – Shive-Hattery – July 22, 2024

CULTURAL RESOURCES

A Phase I Intensive Archeological Survey completed by Wapsi Valley Archaeology (WVA) recommends no further archaeological work for the project area. A historic artifact scatter (Site 13PK1153) and the remains of a former farmstead (Site 13PK1154) were identified but are recommended not eligible for listing on the National Register of Historic Places. Site 13PK52, a previously recorded historic archaeological scatter, was not relocated during the current survey. The State Historic Preservation Office (SHPO) indicated the report meets the AIA guidelines.

A Reconnaissance-Level Architectural History Survey completed by WVA included an investigation of the 0.25-mile buffer zone around the project area. The investigation found that one building within the 0.25-mile buffer area, a ranch house, may retain integrity and characteristics to meet the requirements for eligibility for listing on the National Register of Historic Places. WVA recommended avoidance of adverse effects to this resource or further historical architectural evaluation. SHPO indicated that the reconnaissance level survey is complete and meets best practices.

SHPO indicated that the work conducted by WVA could be used to support a federal agency's determination of eligibility and effect. SHPO consultation as part of the site certification process does not necessarily fulfill the requirements of Section 106 of the National Historic Preservation Act, and additional work may be needed if Section 106 consultation is required for a future project.

Support Documentation:

Email from the Iowa State Historic Preservation Office (Sara Andre) – September 16, 2024

Intensive and Reconnaissance Architectural History Surveys – Wapsi Valley Archaeology – August 2024

Phase I Intensive Archaeological Survey – Wapsi Valley Archaeology – July 2024

GEOTECHNICAL

A Geotechnical Exploration included six test borings drilled to depths of 25.5 feet below existing grades. Terracon recommends using Seismic Site Class C for the area of the property near Boring 5 and Site Class D for other areas of the property with deeper bedrock.



Support Documentation:

Preliminary Geotechnical Engineering Report – Terracon – November 8, 2024

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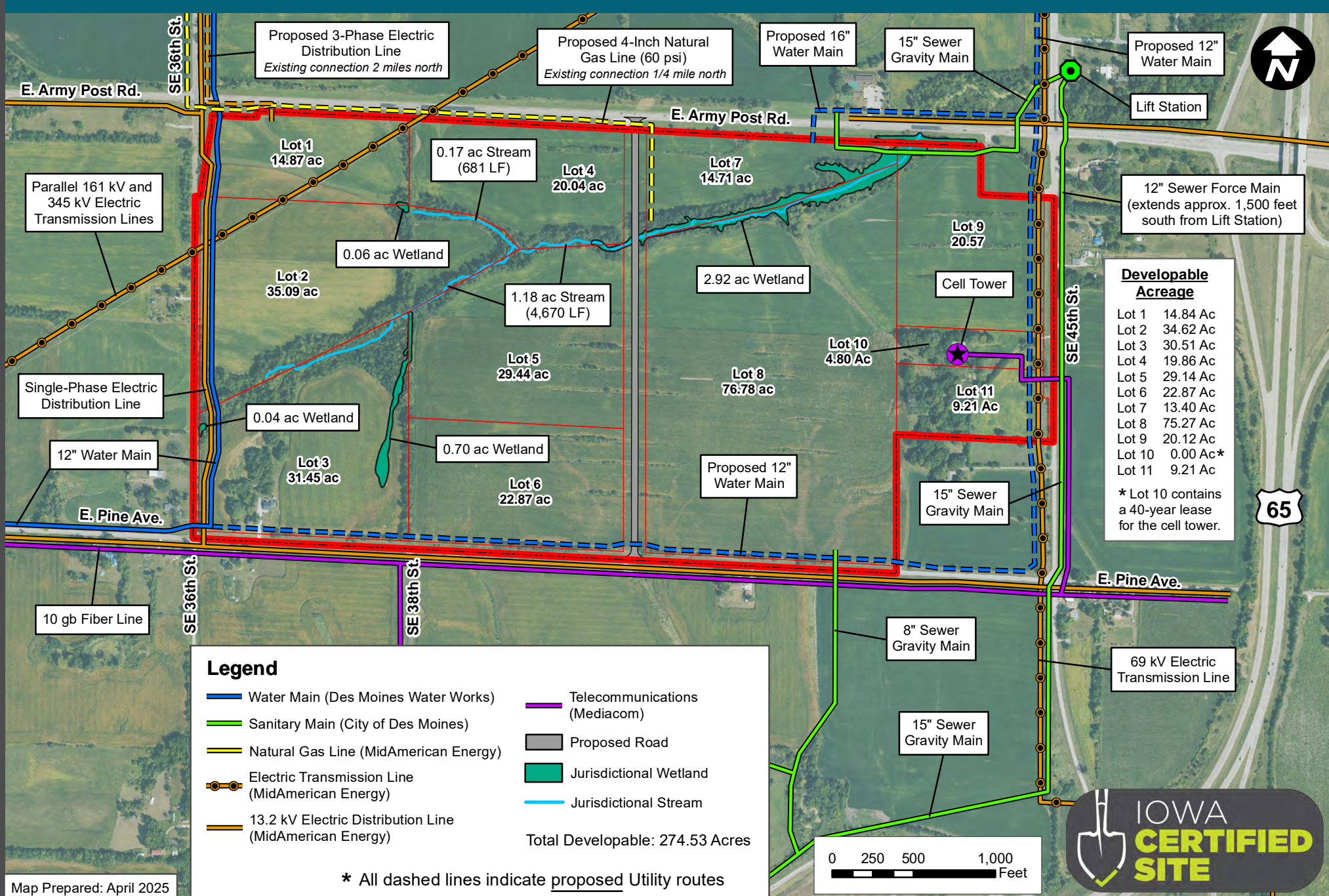
Master Plan



SE DES MOINES INDUSTRIAL PARK

(296.08 ACRES)

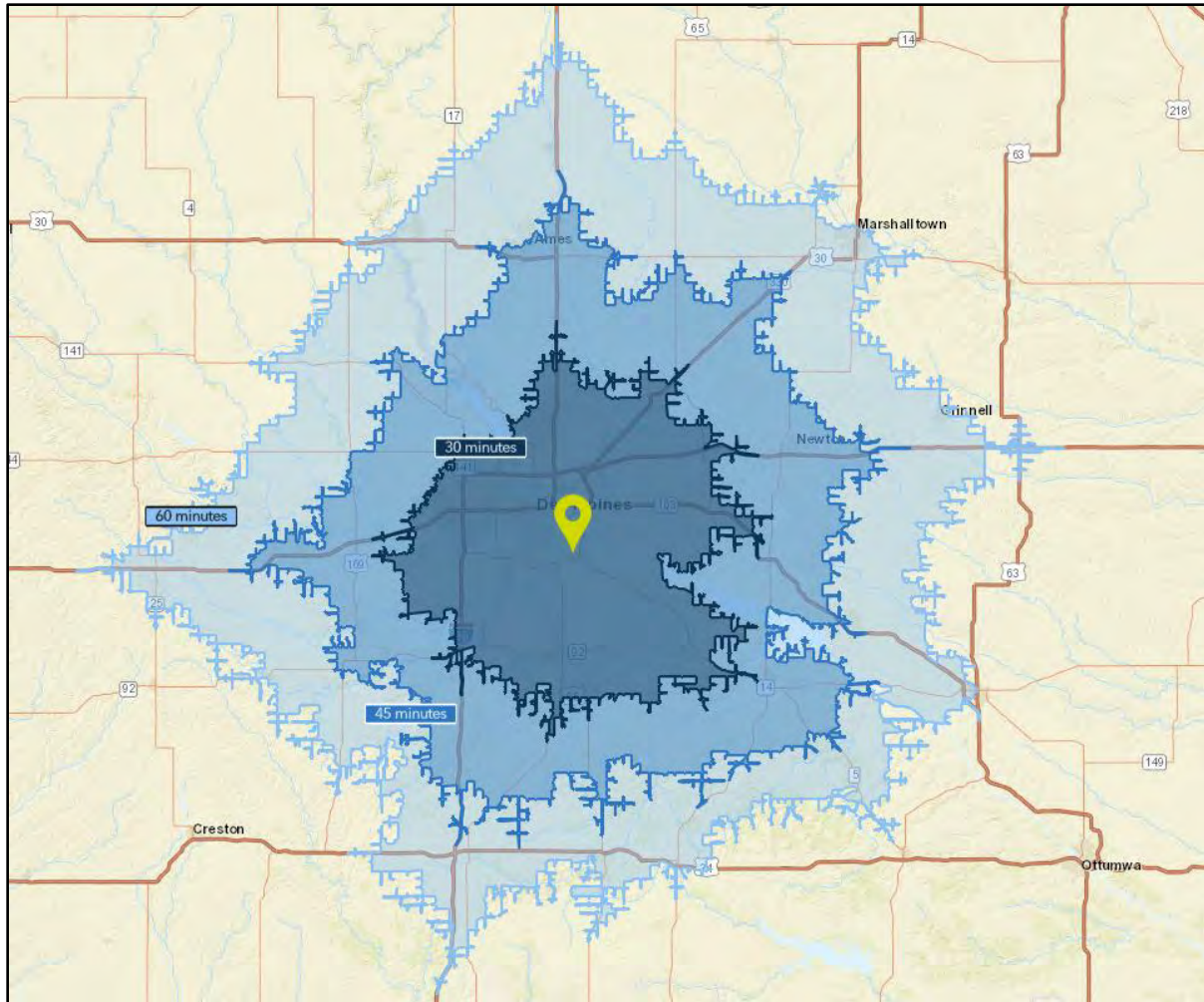
DES MOINES, IOWA - MASTER DEVELOPMENT PLAN



11

Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	602,048	796,386	964,617
Labor Force	336,294	438,309	524,486
Manufacturing Employment	28,885	39,521	53,120
Percentage Employed in Manufacturing	8.8%	9.3%	10.4%
Median Age	36.5	36.1	36.4
Bachelor's Degree Attainment	43.5%	43.6%	41.9%
Average Hourly Wage	\$69,016	\$66,465	\$65,599
Average Manufacturing Wage	\$71,726	\$70,772	\$69,284

Source:
 ESRI Business Analyst Online – 2024 (all data except wages)
 JobsEQ – Q3 2024 (wage data)

12

Summary + Recommendations



Strengths:

- The park has approximately 275 developable acres.
- The park is zoned I1 Industrial and is appropriate for industrial uses.
- The property can be accessed from all four roads adjacent to the park.
- US Highway 65 is less than a mile away from the park and offers easy access to I-80.
- Many of the utilities are located adjacent to the property or in close proximity.

Challenges:

- For companies with significant utility demands above the minimum requirements, especially for natural gas and water, utility upgrades will likely be required.
- The park has wetlands and streams under the jurisdiction of the US Army Corps of Engineers. Disturbing these areas will require a Section 404 permit.
- Existing septic and wells will need to be removed or plugged prior to development.
- If suitable habitat for the federally listed bat species is to be removed, this work should be completed during the approved tree clearing window. If the Monarch butterfly is formally added to the Endangered Species Act, its effect determination may change.

Recommendations:

- As companies locate within the park, ensure that all information is updated to reflect new infrastructure that is completed as well as utility capacity information.
- Install signage around the property that indicates the land is available for industrial development and is a certified site.
- Ensure that the property is listed in all site databases (state, utility, third-party, etc.) as well as promoted with the commercial real estate community within the region.
- Costs and schedules are changing constantly, so make sure to update the cost estimates periodically to ensure your information is relevant and ready.



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www.questsitesolutions.com

