



# WAREHOUSE, DISTRIBUTION & LOGISTICS

COST OF DOING BUSINESS IN DSM METRO IS

# 17%

LOWER THAN THE UNITED STATES AVERAGE.

## TRANSPORTATION NETWORK

# FOREIGN TRADE

SUBZONE NO. 107

**Des Moines International Airport is a shipping hub for UPS and offers 20 nonstop destinations.**



## MAJOR FACILITIES & OPERATIONS

Covetrus | Crescent Electric | DENSO  
Homemakers Furniture | International Veterinary Supplies  
Interstate Battery | Interstate Plastics  
Lorenz & Jones | Pepsi Beverages Company  
United Fulfillment Center | U.S. Postal Service  
Van Meter Inc. | WorldWide Logistics | YRC Freight

## ACCESS TO HIGH CAPACITY UTILITIES



Water

Permitted Capacity: 20.16 MGD  
Average Utilization: 4.22 MGD  
Peak Utilization: 11.48 MGD  
Excess Capacity: 8.68 MGD



Sanitary Sewer

Maximum Capacity: 200 MGD  
Average Flow Rates: 50-134 MGD

# LOW CITY TAX RATE

Urbandale has one of the lowest city tax rates in Iowa.

## AVERAGE GAS & ELECTRIC COSTS



Industrial  
Commercial

	Urbandale	United States
Industrial	\$5.31	\$4.20
Commercial	\$6.10	\$7.83



Industrial  
Commercial

	Urbandale	United States
Industrial	\$0.0535	\$0.0693
Commercial	\$0.0852	\$0.1066

## LEASE PRICE OF INDUSTRIAL SPACE



Base Rate/Per Square Foot

# \$4.80      \$7.51

Urbandale & Des Moines Metro

United States



## ACCESS A CONNECTED TRANSPORTATION NETWORK VIA 7 INTERCHANGES

- Merle Hay Road
- 86th Street
- 100th Street
- IA Highway 141
- Meredith Drive
- Douglas Avenue
- Hickman Road



## MAJOR INDUSTRY SECTOR

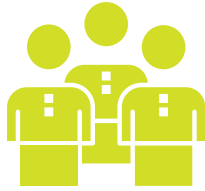
# 18.5%

of employees in the Des Moines Metro work in the trade, transportation, and utilities sector which includes warehouse, distribution and logistics.

## COMPETITIVE WORKFORCE ENVIRONMENT

OVER  
**490,000**

URBANDALE POTENTIAL LABOR FORCE



**RIGHT  
-TO-  
WORK**

Iowa is a right-to-work state.

### AVERAGE COMMUTE TIME

**18 MINUTES**

Des Moines Metro

**26 MINUTES**

United States

### COST OF LIVING INDEX

**100** **90.6**

United States

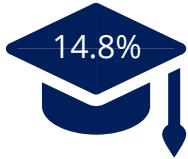
Des Moines Metro

### ACCESS TO HIGHER EDUCATION

Access Iowa's largest undergraduate degree program in Logistics, Materials, and Supply Chain Management at Iowa State University

Other Area Colleges Include:  
Des Moines Area Community College «  
Drake University «  
Purdue University Global «

## EDUCATIONAL ATTAINMENT



Master's Degree



Bachelor's Degree



High School Degree

## RESOURCES FOR BUSINESS SUCCESS

### STATE INCENTIVES INCLUDE:

**0% PROPERTY TAX**  
ON MACHINERY & EQUIPMENT

A SINGLE  
FACTOR  
CORPORATE  
INCOME TAX;  
COMPANIES ARE  
ONLY TAXED ON  
IN-STATE SALES



### CITY INCENTIVES INCLUDE:



**Industrial Property  
Tax Exemption** for new  
construction and expansion



**Tax Increment Finance  
Rebates** for new  
construction and expansion



**Infrastructure Funding**

### CASE STUDY: Van Meter Inc.

Van Meter Inc. (VMI) is an employee-owned wholesale distributor of automation, electrical, datacomm, lighting and power transmission products and services. In August of 2013, VMI opened the doors of a new 70,000 square foot distribution facility in Urbandale. With a warehouse expansion in 2017, Van Meter was able to expand their local inventory levels by 40 percent. The new facility, located at 4040 121st Street, has direct access to Interstates 35/80 and is the workplace for over 50 employees. "Employee ownership is the glue that holds Van Meter together... Since every employee has a stake in the outcome, this translates into superior customer service."

– Rob Olney, Regional Vice President

City of Urbandale, Iowa  
[www.urbandale.org/econdev](http://www.urbandale.org/econdev)

