



THE  
BROOKSHIRE  
COMPANY



75 ACRES | M-2 ZONED

# Charles City, IA

## ADDRESS

Hwy 218/27 Avenue  
of the Saints & Shadow  
Avenue, Charles City,  
IA 50616

## IOWA'S FIRST CERTIFIED GOLD SITE

Iowa's first Gold Certified site is fully ready— infrastructure, environmental reviews, zoning, and planning complete—delivering speed, certainty, and lower risk for commercial and industrial development.



# Property highlights

This 75-acre Gold Certified parcel offers exceptional access for manufacturing and logistics near I-35, Highway 218, and Highway 18 with strong regional and national connectivity.

The Charles City region also brings a deep industrial labor pool — welders and machinists, growing engineering talent, competitive wages — supported by a pro-growth incentive environment and streamlined development support.

# Location Advantage

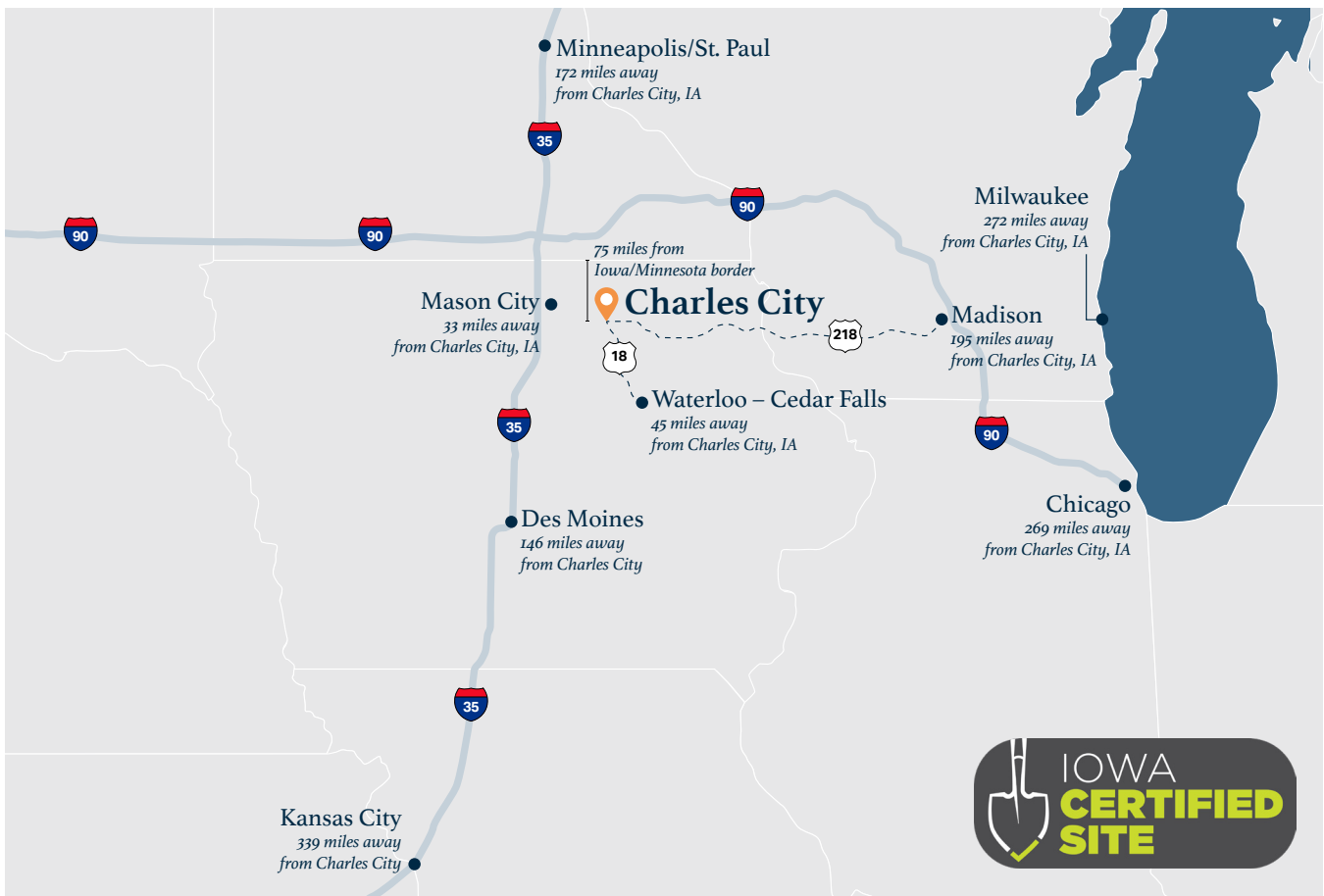
Exceptional access for manufacturing and logistics.

# Labor Force Strength

A workforce built for industrial success, within a 30 minute radius.

# Incentives and Business Climate

There are state and local incentives for job growth.



# Data sheet

## PROPERTY HIGHLIGHTS

First Ever Iowa Gold Site Certified  
75.34-acre developable site  
Avenue of the Saints Development Park  
Situated at Hwy 218/18 & Grand Avenue;  
south of Charles City  
Central to Upper Midwest Distribution hub

## PROPERTY PARCELS

Floyd County  
PID# 12-18-300-025  
PID# 12-18-300-024  
PID# 12-18-300-027

## TOPOGRAPHY

Flat, agricultural  
0.3 Acre Wetland (NJ); south side

## ZONING

M-2; Manufacturing

## CHARLES CITY UTILITIES

Water Main: 12"  
Sanitary Main: 8"

## NATURAL GAS

Main Line (serviced by Northern Natural Gas)  
4" natural gas line (50 psi)  
Serviced by Mid-American Energy

## ELECTRIC

Serviced by Mid-American Energy  
12.5 kV Electric Distribution Line  
69kV Electric Transmission Line

## TELECOMMUNICATIONS

Serviced by WIN Technology  
Proposed 10 gb Fiber Line (access off Grand Ave)





<5 min drive to Charles City center

<3 hr drive to Minneapolis & Des Moines

<10 min drive to Northeast Iowa Regional Airport

<50 min drive to Waterloo Regional Airport (ALO)

**PROMINENT COMPANIES IN CHARLES CITY**



# Proposed site plan



# APX Overview

APX designs distribution and logistics facilities for efficiency, scalability, and speed to market. From dock configuration to site layout, each facility supports seamless operations, high-volume throughput, and long-term growth.



## HIGH-PERFORMANCE DISTRIBUTION FACILITIES

APX designs distribution and logistics facilities for efficiency, scalability, and speed to market. From dock configuration to site layout, each facility supports seamless operations, high-volume throughput, and long-term growth.



## FUNCTIONAL AND MODERN OFFICE ENVIRONMENTS

APX designs office spaces that balance functionality and aesthetics. Their design-build approach streamlines delivery while creating flexible environments that support collaboration, productivity, and long-term adaptability.



## WAREHOUSE AND RACKING-READY SOLUTIONS

APX delivers warehouse solutions with integrated racking systems designed to maximize storage capacity, optimize workflow, and support efficient operations — ensuring facilities are built for performance, scalability, and immediate use.

# Conceptual building examples

Every APX building is planned around the client's goals, schedule, and budget. Their team helps identify the right system, layout, and path forward from the start.



## **PRE-ENGINEERED METAL BUILDINGS (PEMB)**

Factory-fabricated steel frames, columns, beams, and metal panels (roof/walls) ship to site for bolted assembly, enabling clear spans up to 300 ft and heights of 30-50 ft.

Ideal for single-story logistics spaces; erects in weeks at lower upfront costs but may need insulation upgrades.

## **CONCRETE PANEL CONSTRUCTION (TILT-UP / PRECAST)**

Concrete panel buildings utilize either tilt-up or precast methods to deliver durable, low-maintenance structures commonly used in industrial applications. Panels are either poured on-site and lifted into place (tilt-up) or fabricated off-site and delivered for installation (precast), then secured to a steel roof system, typically supporting clear heights of 20–40+ feet.

The approach combines the cost efficiency of on-site construction with the precision and scheduling advantages of factory fabrication, while relying on crane erection and coordinated logistics.

*These samplings are intended to demonstrate the flexibility of an APX design-build commercial/industrial facility.*

# Economic snapshot

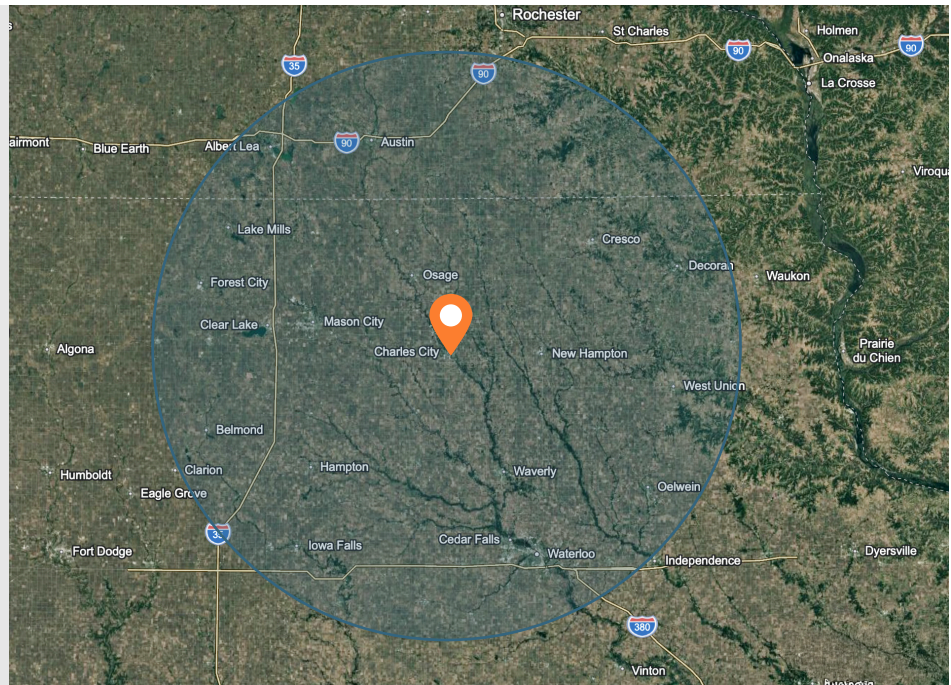
## Drive time radius map

### ADDRESS

Hwy 218/27 Avenue of the Saints, Charles City, IA 50616

### DRIVE TIME

60 minutes



## INDUSTRY LQ

INDUSTRY	LQ
NATIONAL AVERAGE	1
MANUFACTURING (31)	2.21
MACHINERY MANUFACTURING (331)	7.47
FOOD MANUFACTURING (311)	3.73

## TOP INDUSTRY BY EMPLOYEE

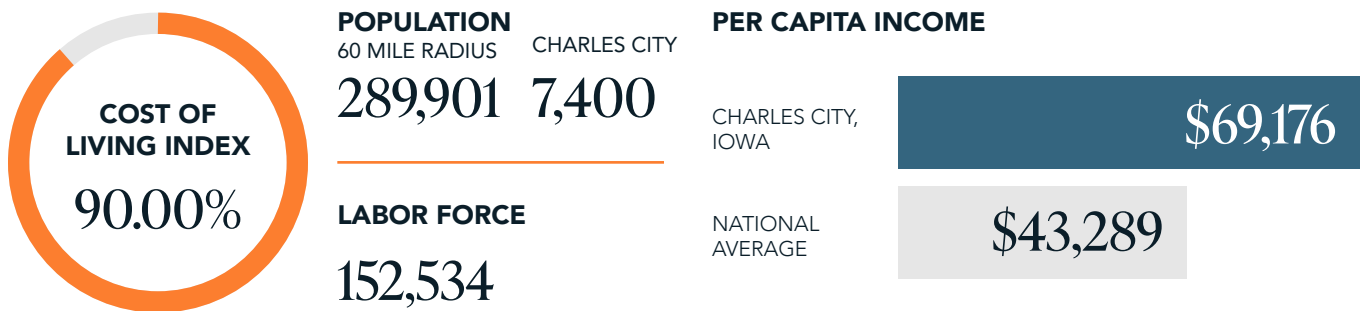
INDUSTRY	EMPLOYEES
MANUFACTURING (31)	25,559
MACHINERY MANUFACTURING (333)	7,351
FOOD MANUFACTURING (311)	6,098

## WAGE SPECTRUM, ALL OCCUPATIONS

REGION	MEAN	ENTRY LEVEL	EXPERIENCED	10%	25%	50% (MEDIAN)	75%	90%
60 MINUTE TIME	\$28.35	\$15.16	\$34.94	\$13.95	\$17.79	\$23.52	\$32.72	\$46.60
DES MOINES MSA	\$32.06	\$15.94	\$40.12	\$14.86	\$18.60	\$25.42	\$37.51	\$55.18
IOWA	\$29.63	\$15.39	\$36.75	\$14.26	\$18.00	\$24.04	\$34.37	\$49.32
MINNESOTA	\$34.59	\$17.27	\$43.26	\$16.05	\$19.74	\$27.29	\$40.75	\$59.12

# Labor snapshot

The Brookshire Company utilizes cutting-edge analytics allowing us to isolate labor, economic, and demographic data within a specific radius to meet a company's needs. We tailor our analysis down to the SOC code, identifying occupations based on the exact skills and qualifications required. By analyzing key metrics we provide insights tailored to your specific market needs.



## MEDIAN HOME VALUE

DRIVE TIME  
MEDIAN HOME  
VALUE

\$174,805

NATIONAL  
MEDIAN HOME  
VALUE

\$303,400

## TOP REPRESENTED INDUSTRIES

- Manufacturing
- Machinery manufacturing
- Food Manufacturing

### MACHINERY MANUFACTURING (333)

TITLE	SOC	EMPLOYEE	AVERAGE WAGE
TEAM ASSEMBLERS	51-2092	2,227	\$23.41
WELDERS, CUTTERS, SOLDERERS AND BRAZERS	51-4121	1,204	\$25.48
MECHANICAL ENGINEERS	17-2141	459	\$50.48

### FABRICATED METAL PRODUCT MANUFACTURING (332)

TITLE	SOC	EMPLOYEE	AVERAGE WAGE
PACKAGING AND FILLING MACHINE OPERATORS	51-9111	759	\$21.73
LABORERS AND MATERIAL MOVERS	53-7062	3,131	\$21.63
FOOD BATCHMAKERS	51-3092	403	\$23.32

Please note that the statistics provided are a representation of our data capabilities for the labor market in the selected region and do not guarantee the availability of labor or its suitability for the company's needs. Contact Brookshire for a more detailed, industry-specific labor analysis.

# We Help Companies Succeed and Communities Thrive®



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