

# Adams Community Economic Development Corp. (ACEDC)

Corning, Iowa

**Loan Type:** IRP

**Amount:** \$42,500 10 years

**Purpose:**

ACEDC is a community based not-for-profit corporation since 1973. ACEDC utilized the funds to assist in financing the construction of a new 23,000 square foot speculative building at the Blue Grass Industrial Park in Corning, IA.

The building features two dock doors and an upgraded main entrance. To provide maximum flexibility for the ultimate occupant, only a gravel floor was installed. Remaining build out will be delayed until exact specifications are known. The speculative space offers tangible benefits to the area development organizations and their efforts to retain and attract new businesses to the area and alleviate underemployment.



**Your next location . . .**  
**CORNING, Iowa**

New 22,500 sq. ft. speculative building  
AVAILABLE November 2008 in Corning.



Contact  
Adams Community Economic  
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**SPECULATIVE BUILDING AT A GLANCE**

- ✓ 22,500 sq. ft. expandable shell building
- ✓ 24' sidewall height with 27' peak height
- ✓ Steel construction with six 25' bays
- ✓ Includes two overhead 14' x 14' truck doors
- ✓ 4.8 acres site in the Blue Grass Industrial Park with additional land available

**TRANSPORTATION**

- ✓ Direct access to US Hwy 34
- ✓ Rail—Main Line of Burlington Northern Santa Fe

**SERVICES/INFRASTRUCTURE**

- ✓ Water: 12" Main
- ✓ Sewer: 8" Main
- ✓ Electricity: 3-Phase; 7200/12470 volts
- ✓ Natural Gas: 4" Main

