



## **Cedar Valley TechWorks: Iowa Advanced Manufacturing Center Cedar Valley of Iowa**

An epicenter of innovation in Iowa, the Cedar Valley has a rich history of value-added manufacturing and industrial innovation. Recently, the Iowa Innovation Council designated the Cedar Valley TechWorks as home for the Iowa Advanced Manufacturing Center.

- Cedar Valley TechWorks is a 30-acre development with 300,000/sf adaptive reuse project adjacent to John Deere's drive train and tractor foundry operations in Waterloo, IA.
- TechWorks – Tech1 Building has 6 floors with 20,000/sf available per floor flex-space for expanding businesses and start-up.
  - Clear Ceiling Height – 15'9" 1st floor; 14' 2nd – 5th floor;
  - Interior Layout – 5' wide concrete pillars – 20' apart (15' clearance between);
  - Broker commission will be paid.
- TechWorks outlots for new construction: contiguous sites from 1 to 3 acres.
- TechWorks is aligned with higher education institutions Hawkeye Community College and University of Northern Iowa, providing skilled training in applied advanced manufacturing.
  - Hawkeye Community College's Sustainable Construction and Alternative Energy Training curricular will be located at the TechWorks – Tech 1 Building;
  - University of Northern Iowa's Technology Department operates its Additive Manufacturing Center featuring a new Ex-One 3D printer. Private companies and students utilize this center for advanced product development and research. The Ex-One unit is the largest 3D printer of its type in the United States.

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