



# The perfect combination of lifestyle and lightning-fast broadband

Cedar Falls, Iowa has become a destination for new companies making innovative use of technology, entrepreneurs applying disruptive ideas to traditional businesses, and businesses that crop up to support their efforts.

Powered by the nation's fastest high-speed broadband service (up to 10 gig!), Cedar Falls connects small businesses and tech leaders with the dreamers and doers who help transform initiatives into successes through efforts like the Red Cedar start-up catalyst and Mill Race coworking space.

Local education providers collaborate with the tech community to deliver high school and adult education programs aligned with current needs, such as engineering, digital interactive media, networking/IT, and office technology. Iowa's state universities provide a pipeline for management talent, plus graduate programs and research to fuel innovation and development.

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## 320,000+ HIGHLY PRODUCTIVE WORKERS

Cedar Falls is at the center of a workforce of more than 320,000 people (within 50 miles) who were steeped in a culture of agriculture and manufacturing. Local education providers collaborate with the business community to deliver high school and adult education programs aligned with current needs, and Iowa's state universities provide a pipeline for management talent, plus graduate programs. Businesses, entrepreneurs, and educators alike benefit from the nation's fastest high-speed broadband service (up to 10 gig!).

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## WITHIN A DAY'S DRIVE OF 82+ MILLION CONSUMERS

Cedar Falls has a location and infrastructure ideal for transportation, logistics, and distribution facilities, plus the nation's fastest high-speed broadband (up to 10 gig!). A network of Interstate-grade divided highways puts local businesses within a day's truck drive (600 miles) of more than 82 million consumers. The Northern Cedar Falls Industrial Park features a rail spur connecting to the Canadian National mainline. And local education providers collaborate with TLD companies to deliver high school and adult education programs aligned with current needs.

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## THE IDEAL BUSINESS CLIMATE FOR MANUFACTURERS

Cedar Falls has a long tradition of high-quality manufacturing, with a skilled workforce that understands and appreciates the needs of today's innovative manufacturers. A network of Interstate-grade divided highways puts manufacturers within a day's drive (600 miles) of more than 82 million consumers ... and the Northern Cedar Falls Industrial Park features a rail spur to the Canadian National mainline. Local education providers deliver high school and adult education programs such as advanced manufacturing, CNC machining, welding, robotics and robotics, engineering, auto-CAD, and many others.

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## CENTRAL AND WELL-CONNECTED

Cedar Falls is in eastern Iowa, with a network of Interstate-grade divided highways putting companies within a day's truck drive (600 miles) of more than 82 million consumers. Rail users will appreciate the Northern Cedar Falls Industrial Park's spur connecting directly to the Canadian National Railway mainline.

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## WHERE LEADERS LIVE, WORK & PLAY

Cedar Falls' exciting vibe and lack of big-city costs and congestion attracts entrepreneurs, small businesses, retailers, and young professionals. Our vibrant downtown area's filled with restaurants, bars and microbreweries, shops, nightlife, and creative spaces. Families appreciate excellent schools, sports, safe neighborhoods, and houses of worship, too.

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# The assets today's distribution centers need to succeed

Cedar Falls, Iowa has a location and infrastructure ideal for transportation, logistics, and distribution facilities. A well-engineered network of Interstate-grade divided highways puts local businesses within a day's truck drive (600 miles) of more than 82 million consumers ... and the nation's fastest high-speed broadband service (up to 10 gig!) provides immediate connections to the world.

The Northern Cedar Falls Industrial Park features a rail spur connecting directly to the Canadian National mainline. The local airport offers nonstop American Eagle service to global connections, plus an ILS-equipped 8,399-foot (2,560-meters) runway.

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# We've built the ideal business climate for manufacturers

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A well-engineered network of Interstate-grade divided highways puts manufacturers within a day's truck drive (600 miles) of more than 82 million consumers ... and the Northern Cedar Falls Industrial Park features a rail spur connecting directly to the Canadian National mainline for receiving raw materials and shipping finished goods.

Local education providers collaborate with the manufacturing community to deliver high school and adult education programs aligned with current needs, such as advanced manufacturing, CNC machining, welding, robotics and cobotics, engineering, auto-CAD, and many others.

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## Our work ethic helps companies succeed every day

Cedar Falls, Iowa is at the center of a workforce of more than 320,000 people (within 50 miles) who were steeped in a culture of agriculture and manufacturing, raised with a commitment to making the most of each day and taking pride in doing everything well, and educated with the skills needed by today's companies.

Local education providers collaborate with the business community to deliver high school and adult education programs aligned with current needs, such as advanced manufacturing, CNC machining, welding, robotics and cobotics, engineering, auto-CAD, digital interactive media, networking/IT, and many others. Iowa's state universities provide a pipeline for management talent, plus graduate programs.

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