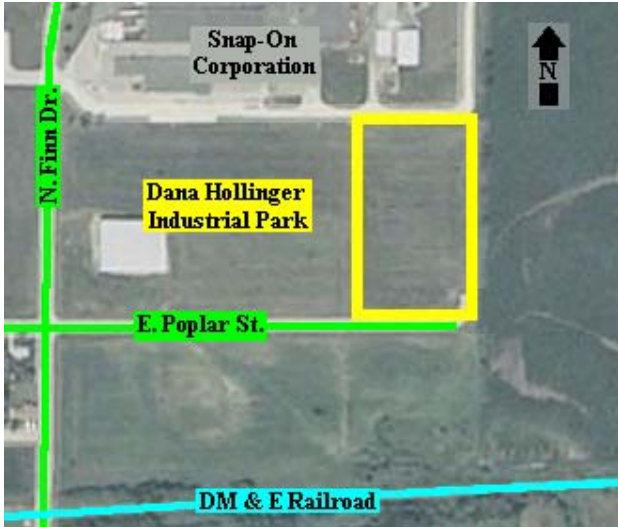


IOWA

Kossuth County



DANA HOLLINGER INDUSTRIAL PARK –ALGONA, IA



Laborshed Potential:

Kossuth County Commuting Area: 25,302
Mid Iowa Laborshed: 58,344

Kossuth County Leading Employers:

Snap-on Tools – *Industrial Tool Boxes*
Pharmacists Mutual Insurance Co. – *Insurance Provider*
Algona Community School District – *Education K-12*
Kossuth Regional Health Center – *Health Care*
Hormel Foods Corporation – *Meat Processing*
Murphy-Brown LLC – *Ag Related Industry*
Aluma, KLM – *Aluminum Trailer Manufacturer*
StateLine Cooperative – *Agricultural Products*
MaxYield Cooperative – *Agricultural Products*
Exceptional Opportunities Inc. – *Residential Care Services*

Incentives:

Located within Enterprise Zone

Description: Property is located on east edge of Algona.
At this time Lot 2 is available.

Lot Size: 4.74 acres

Topography: Flat

Adjacent Land For Sale: 56 acres

Available Lots: 1

Zoning: Industrial – Heavy

Utilities:

Electric Provider: Algona Municipal Utilities
Voltage Provided: 13.8 kV
Phase 3 Electrical
Within 300 feet of lot

Natural Gas Provider: MidAmerican Energy
Natural Gas Main Size: 6.0 inches
Natural Gas Pressure: 60 PSI
Located 1½ blocks west of site on Finn Dr.

Water Provider: Algona Municipal Utilities
Water Main: 8.0 inches
Water Pressure: 60 PSI

Sewer Supplier: City of Algona
Sewer Main: 8.0 inches



Highways & Interstates:

Highway 20 - 45 miles
Interstate 35 - 45 miles
Interstate 90 - 50 miles

Rail Service:

3 Lines serve Kossuth County: Union Pacific North/South & East/West and DM & E East/West

Nearest Airports:

General - Algona Mun. - 3 miles
Commercial - Fort Dodge Reg. - 40 miles
Commercial - Mason City Mun. - 48 miles
International - Des Moines - 150 miles

Contact:

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Additional Utility Information

Electricity and Water:

1. The water is located in the right of way on the south side of Lot 2. The electricity would be extended by Algona Municipal Utilities. We would require the property owner to pay for the cost to extend the electricity across the entire frontage of Lot 2. The cost to the owner would be \$12.00/foot. The owner would be responsible to work with an electrical contractor to get the secondary service installed from the transformer to the building at a location agreed to by the owner and AMU. The owner may be responsible for constructing a concrete pad for the transformer that meets AMU specifications.
2. The extension of the utilities is the responsibility of the owner. Water would require a tap fee from the water main. The fee depends on the size of service needed to the building. Again, the owner would work with a contractor to install the service from the valve to the building. The fee for the tap including the valve is as follows plus tax:

Tapping Fee:	
1 inch service	\$ 1,100.00
1 1/4 inch service	\$ 1,335.00
1 1/2 inch service	\$ 1,680.00
2 inch service	\$ 1,950.00
4 inch service	\$ 2,670.00
6 inch service	\$ 3,300.00
8 inch service	\$ 4,000.00

3. To get electricity to the building, we need to know the type of load and discuss service needs with electrician. Electricity can be installed in 2011 with enough notice to determine size of transformer and order. This may take up to 8 weeks to get a transformer.

Sanitary Sewer:

1. The sanitary sewer has an 8-inch main running along the south right of way of Lot 2. It extends completely across the lot from west to east.
2. All service lines are the responsibility of the property owner. The main is located across the lot for easy access. There is a \$3,000 tap fee for the service line. These requirements are made of all construction within the City of Algona.

Telecommunications:

1. AMU will bring communications (telephone, cable TV, high speed Internet) to the building at no charge. AMU will ask the building owner to stub out a conduit for our facilities to get to their mechanical or server room.