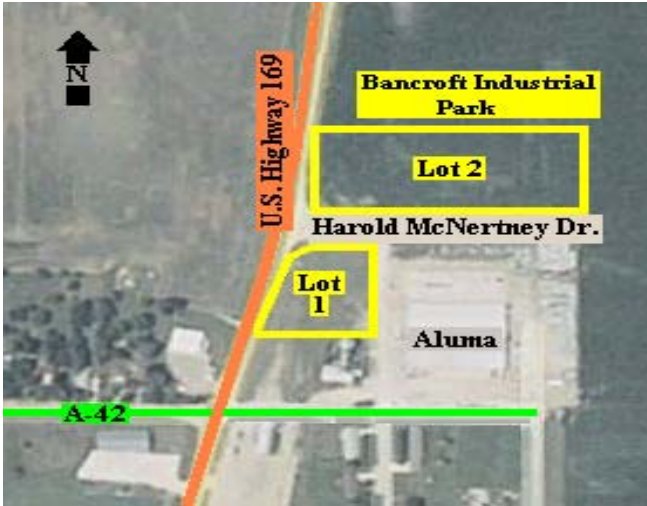


IOWA

Kossuth County



BANCROFT INDUSTRIAL PARK – BANCROFT, IA



Laborshed Potential:

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

Kossuth County Leading Employers:

- Aluma, KLM – *Aluminum Trailer Manufacturer*
- 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*
- MaxYield Cooperative – *Agricultural Products*
- Hormel Foods Corporation – *Meat Processing*
- Murphy-Brown LLC – *Ag Related Industry*
- StateLine Cooperative – *Agricultural Products*
- Exceptional Opportunities Inc. – *Residential Care Services*

Incentives:

Located within Enterprise Zone

Description: Land is located in the northern part of Bancroft and adjacent to Aluma Manufacturing, with city water, sewer and electric, and a new entrance road off Hwy 169.

Lot Size: 82.21 acres

Topography: Flat

Available Lots: 2

Zoning: Industrial – Light

Utilities:

Electric Provider: Bancroft Municipal Utility
Voltage Provided: 12.5 kV
Phase 3 Electrical

Natural Gas Provider: Alliant Energy
Natural Gas Main Size: 6.0 inches
Natural Gas Pressure: 60 PSI
Distance to site: Approximately 600 feet

Water Provider: City of Bancroft
Water Main: 6.0 inches
Water Pressure: 70 PSI

Sewer Supplier: City of Bancroft
Sewer Main: 8.0 inches



Highways & Interstates:

Interstate 90 - 30 miles
Interstate 35 - 55 miles
Highway 20 - 60 miles

Rail Service:

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

Nearest Airports:

General - Algona Mun. - 15 miles
Commercial - Fort Dodge Reg. - 60 miles
Commercial - Mason City Mun. - 68 miles
International - Des Moines - 170 miles

Contact:

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