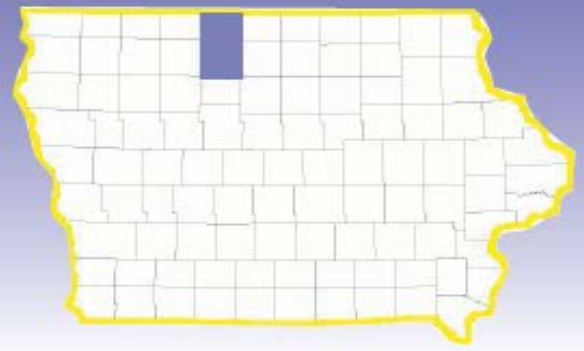
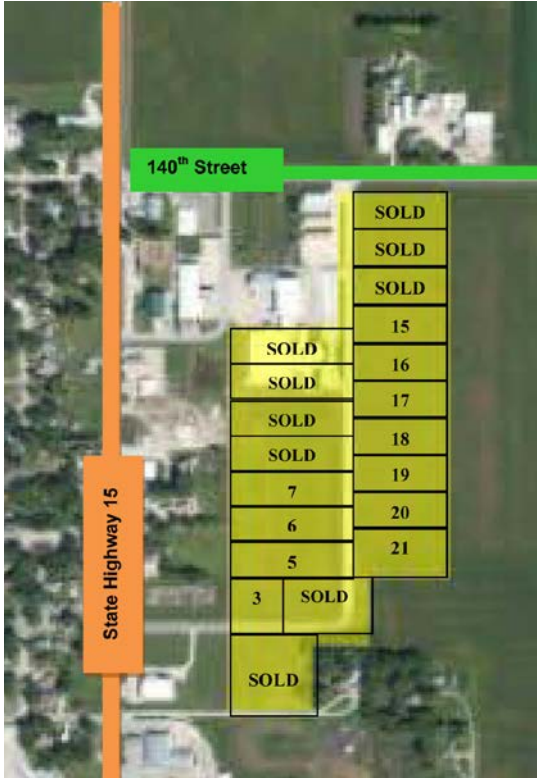


IOWA

Kossuth County



WEST BEND INDUSTRIAL PARK – WEST BEND, IA



Laborshed Potential:

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

Kossuth County Leading Employers:

- MaxYield Cooperative – *Agricultural Products*
- Country Maid, Inc. – *Baked Goods*
- 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*
- Exceptional Opportunities Inc. – *Residential Care Services*

Incentives:

- Located within Enterprise Zone
- Rebate – Upon Qualification
- Tax Increment Financing (TIF)

Description: Property consists of 12.29 acres.

Lot Size: 11 platted lots remaining totaling 12.29 acres. **See back page for lot sizes.**

Topography: Flat

Available Lots: See reverse side for details.

Zoning: Industrial – Light

Utilities:

All utilities are within close proximity of site, with water and sewer already available. Service infrastructure available dependent on customer’s needs.

West Bend Municipal Utilities is the service provider for all utilities.

Additional utilities available: Fiber Optics, DSL & Cable.



Highways & Interstates:

- Highway 20 - 40 miles
- Interstate 35 - 62 miles
- Interstate 90 - 64 miles

Rail Service:

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

Nearest Airports:

- General - Algona Mun. - 18 miles
- Commercial - Fort Dodge Reg. - 40 miles
- Commercial - Mason City Mun. - 72 miles
- International - Des Moines - 135 miles

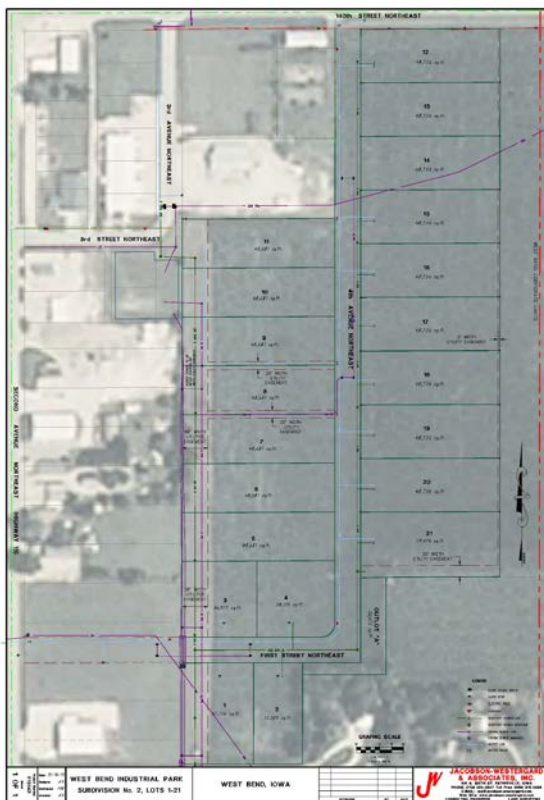
Contact:

Maureen Elbert
 Kossuth County Economic Development Co.
 106 South Dodge St., Suite 210
 Algona, IA 50511
 Phone: 515-295-7979 Fax: 515-295-8873
 Email: kcedc@kossuthia.com

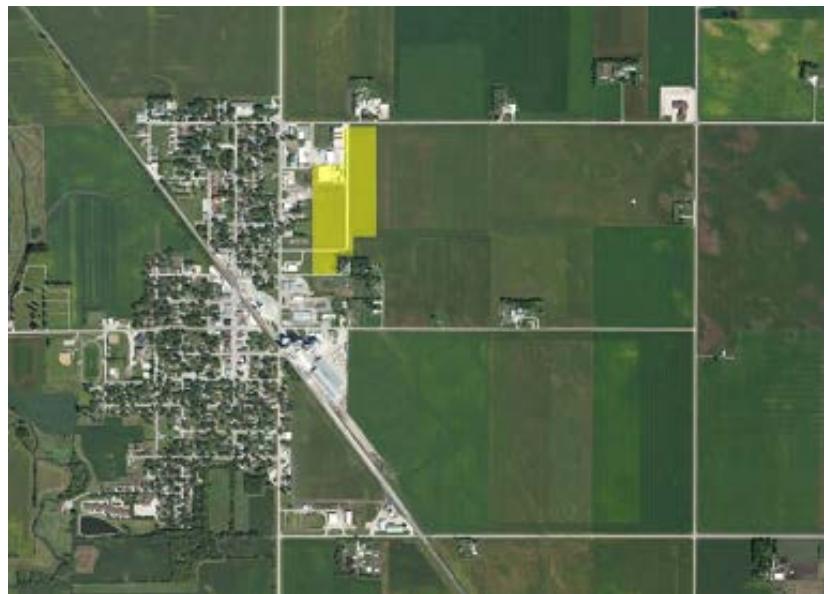


- The following 11 lots are available:
 - Lot 1 – 1.08 Acres **SOLD**
 - Lot 2 – 0.74 Acres **SOLD**
 - Lot 3 – 0.84 Acres
 - Lot 4 – 0.88 Acres **SOLD**
 - Lot 5 – 1.12 Acres
 - Lot 6 – 1.12 Acres
 - Lot 7 – 1.12 Acres
 - Lot 8 – 1.12 Acres **SOLD**
 - Lot 9 – 1.12 Acres **SOLD**
 - Lot 10 – 1.12 Acres **SOLD**
 - Lot 11 – 1.12 Acres **SOLD**
 - Lot 12 – 1.12 Acres **SOLD**
 - Lot 13 – 1.12 Acres **SOLD**
 - Lot 14 – 1.12 Acres **SOLD**
 - Lot 15 – 1.12 Acres
 - Lot 16 – 1.12 Acres
 - Lot 17 – 1.12 Acres
 - Lot 18 – 1.12 Acres
 - Lot 19 – 1.12 Acres
 - Lot 20 – 1.12 Acres
 - Lot 21 – 1.37 Acres
- Lots are located within the city limits.

Additional Images:



Lot Dimensions



Aerial view of West Bend Industrial Park

Disclaimer

The enclosed information is from sources deemed reliable, however, no guarantee is made regarding potential changes or availability of the information printed.