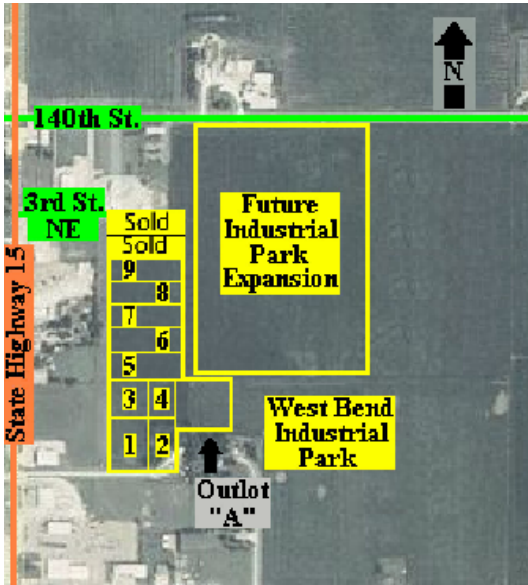


# IOWA

## Kossuth County



### WEST BEND INDUSTRIAL PARK – WEST BEND, IA



**Description:** Property consists of 39.39 acres with 11 lots totaling 11.38 acres and 28 additional acres available for future development.

**Lot Size:** 11 platted lots totaling 11.38 acres

**Topography:** Flat

**Adjacent Land For Sale:** 28 acres

**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.

**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)



**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:**

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- The following 11 lots are available:
  - Lot 1 -- 1.08 Acres
  - Lot 2 -- 0.74 Acres
  - Lot 3 -- 0.84 Acres
  - Lot 4 -- 0.88 Acres
  - Lot 5 -- 1.12 Acres
  - Lot 6 -- 1.12 Acres
  - Lot 7 -- 1.12 Acres
  - Lot 8 -- 1.12 Acres
  - Lot 9 -- 1.12 Acres
  - Lot 10 -- 1.12 Acres **SOLD**
  - Lot 11 -- 1.12 Acres **SOLD**
- Lots are located within the city limits.
- 28 acres of Agricultural land east of park are available for future development