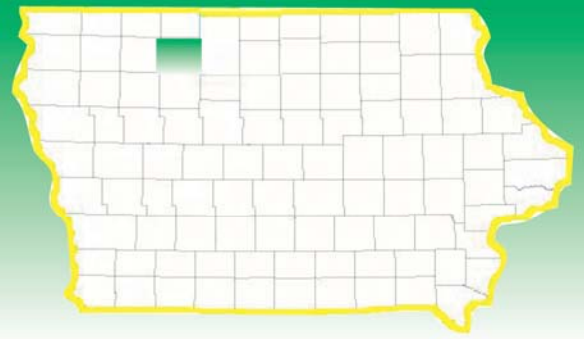


IOWA

Palo Alto County



LIGHT INDUSTRIAL LOT– EMMETSBURG, IA



Laborshed Potential:

Palo Alto County Commuting Area: 45,273
Mid Iowa Laborshed: 58,344

Palo Alto Leading Employers:

Wild Rose Casino & Resort – *Casino & Resort*
Iowa Lakes Community College – *Education Services*
Upper Des Moines Opportunity – *Community Action*
Skyjack, Inc. – *Hydraulic Equipment*
MaxYield Cooperative – *Agricultural Products*
Palo Alto County Health System – *Health Care Provider*
Hawkeye Sow Center – *Agricultural Production*
Energy Panel Structure Inc. – *Pre-Engineered Buildings*
Emmetsburg Community Schools – *School System*
Horizons Unlimited of Palo Alto – *Work Activity Center*

Rail Service: 2 rail lines service Emmetsburg:

Union Pacific
DM & E Railroad Corp.

Description: Light industrial lot located along Highway 4 South in Emmetsburg, that is bordered by a natural gas line.

Lot Size: 0.85 acres

Topography: Flat

Available Lots: 1 Lot

Zoning: Highway Commercial

Utilities:

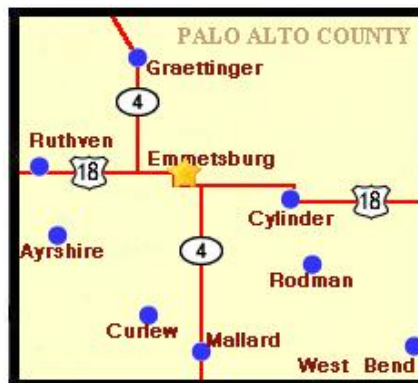
Electric Provider: MidAmerican Energy
Voltage Provided: 13.0 kV
Phase 3 Electrical

Natural Gas Provider: Emmetsburg Municipal Utilities
Located along the west border of this property

Water Provider: Emmetsburg Municipal Utilities
Water Main: 8 Inches

Sewer Supplier: Emmetsburg Municipal Utilities
Distance to site: 300 feet

Additional Utilities include: Broadband, Satellite, DSL,
T-1 Lines, Fiber Optic Service



Highways & Interstates:

Interstate 90 - 40 miles
Highway 20 - 50 miles
Interstate 35 - 72 miles

Nearest Airports:

General - Emmetsburg Mun. - 2 miles
Regional - Spencer Mun. - 26 miles
Commercial - Fort Dodge Reg. - 65 miles
Commercial - Mason City Mun. - 72 miles
International - Des Moines - 170 miles

Contact:

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