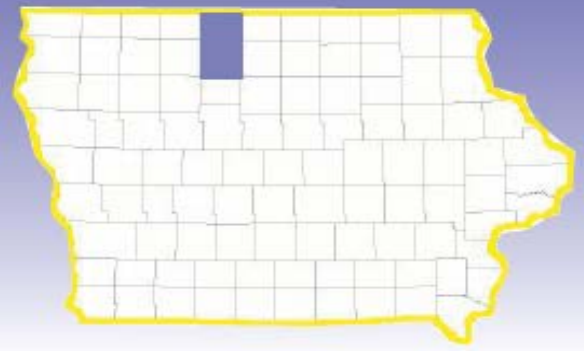
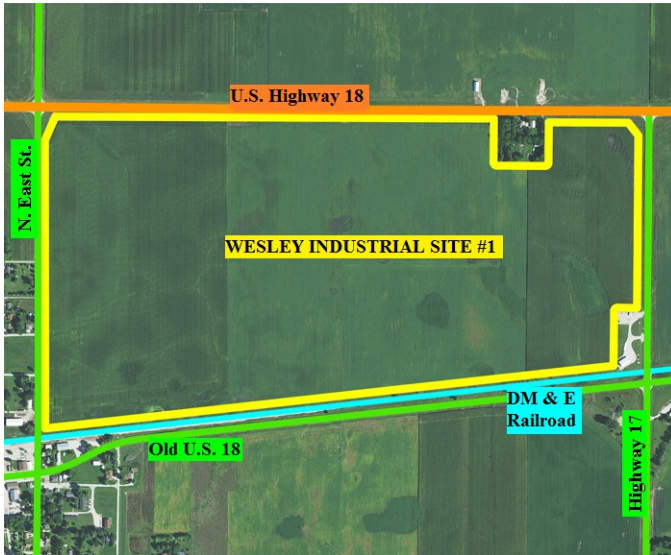


IOWA

Kossuth County



WESLEY INDUSTRIAL SITE #1 – WESLEY, IA



Laborshed Potential:

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

Kossuth County Leading Employers:

- K & H Coop Oil - *Petroleum, LP and Convenience Stores*
- Gold Eagle Cooperative – *Agricultural Products*
- 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*
- Aluma, KLM – *Aluminum Trailer Manufacturer*
- StateLine Cooperative – *Agricultural Products*
- Exceptional Opportunities Inc. – *Residential Care Services*

Description: Property is located just east of Wesley.
Property has direct access to DM & E rail.

Lot Size: 295 acres +/-

Topography: Flat

Available Lots: Not Platted

Zoning: I-2 – General Industrial

Utilities:

Electric Provider: Alliant Energy
700 yards to substation in Wesley

Natural Gas Provider: MidAmerican Energy
Natural Gas Main Size: 4 inches est.
100 feet from site

Water Provider: City of Wesley
Water Main: 4 inches or 6 inches
4” - 80 feet to site 6” - 1000 feet to site
Water Pressure: 50 PSI

Sewer Supplier: City of Wesley
Sewer Main: 8 inches
100 feet from site

Incentives:

Located within Enterprise Zone



Highways & Interstates:

Interstate 35 - 35 miles
Highway 20 - 40 miles
Interstate 90 - 44 miles

Rail Service: Property has direct access to DM & E rail.

Nearest Airports:

General - Algona Mun. - 12 miles
Commercial - Fort Dodge Reg. - 45 miles
Commercial - Mason City Mun. - 45 miles
International - Des Moines - 135 miles

Contact:

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Disclaimer

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