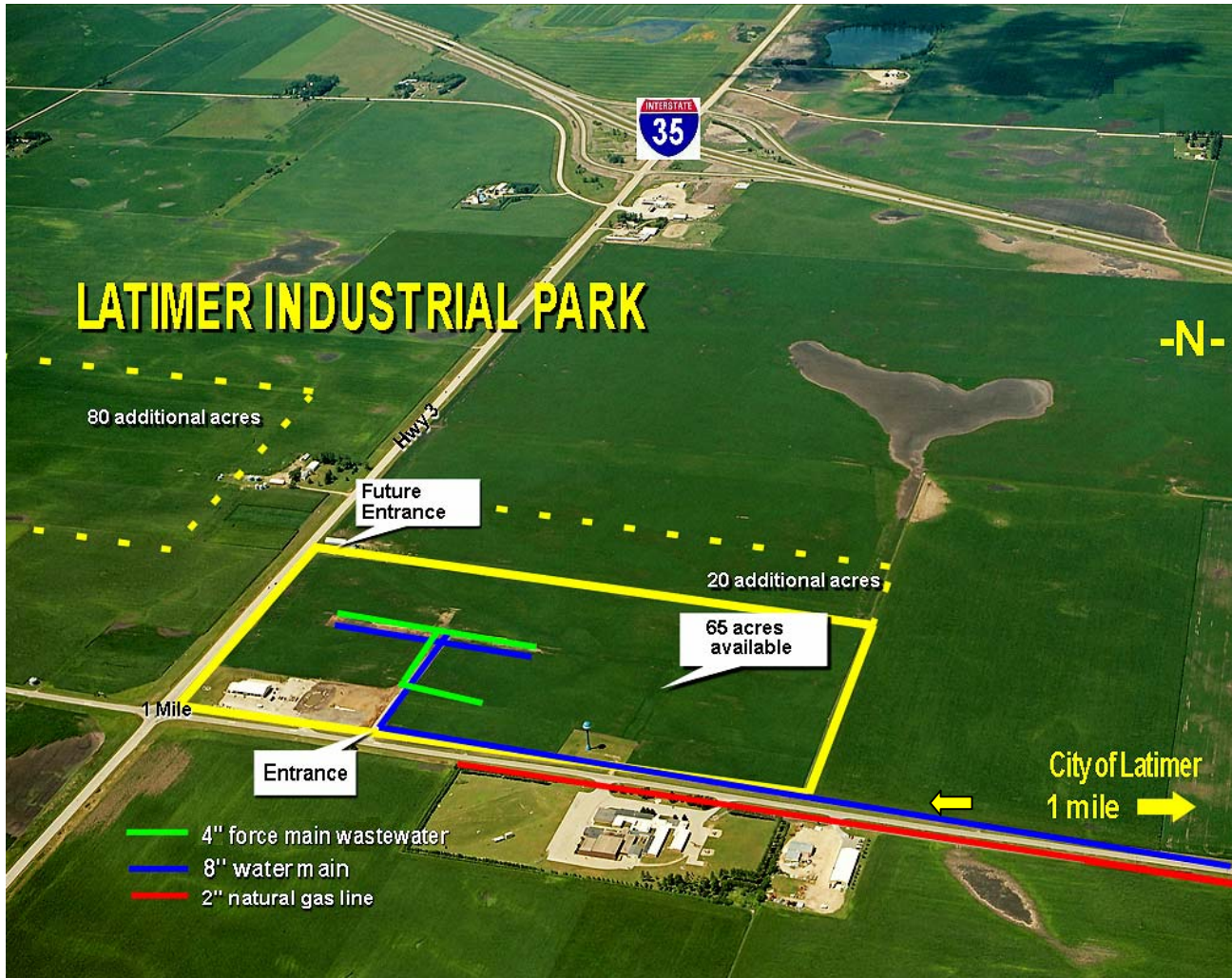


# 65 Acre (26.3 hectares) Industrial / Business Park

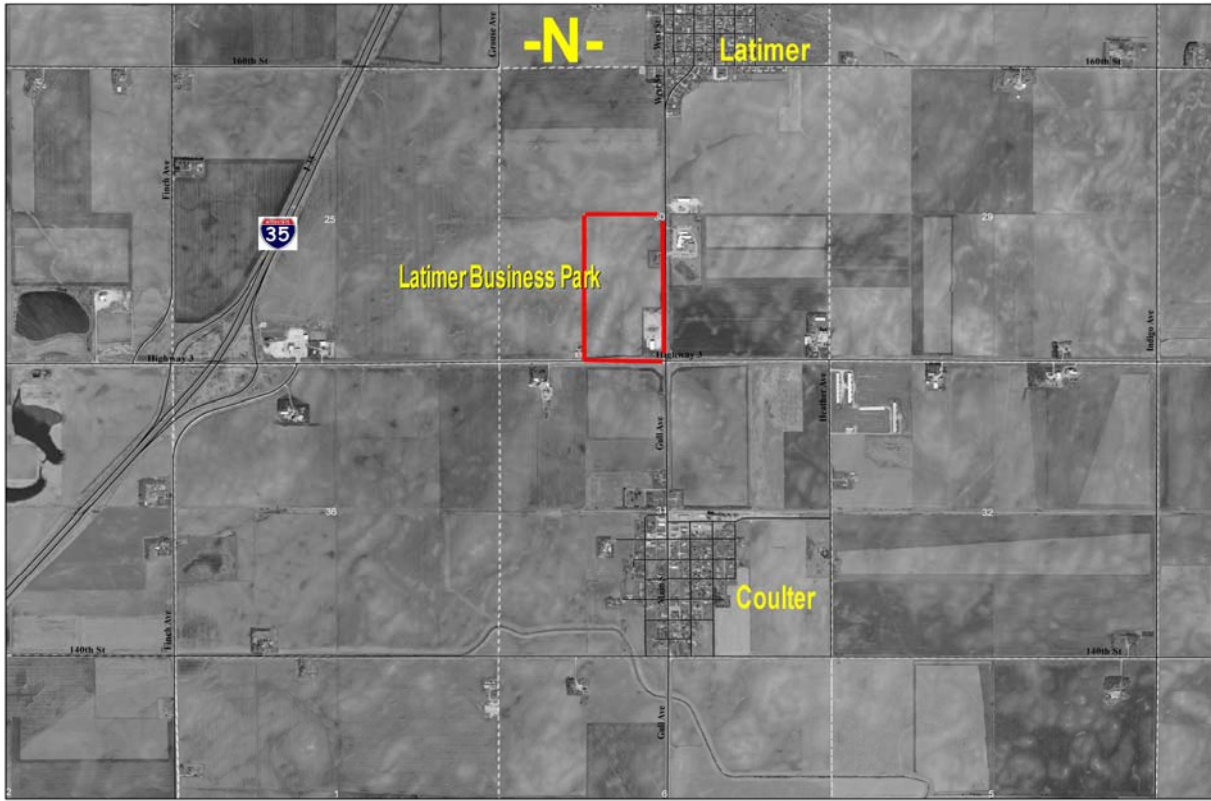
1410 Gull Avenue, Latimer, Iowa



## THE PARK

Name	Latimer Business Park
Size	65 acres / expandable
Specifications	Water and wastewater lines installed. Park has flexible platting. Roads are roughed in waiting for customizing by project.
Utilities	3-Phase electrical service provided by Franklin REC on the north half with Alliant Energy providing 2-Phase on the south side. 2" natural gas line - Mid-American Energy provider 8" water main - City of Latimer provider 4" force main wastewater - City of Latimer provider
Price	\$7500 - \$10,000 but could be free to qualifying project.
Phase 1 Enviro & Geo Tech	Yes
Enterprise Zone	Yes. May be eligible for significant tax incentives/credits.

# THE NEIGHBORHOOD



Franklin County, Iowa

### Legend

— Roads  
 Dashed line: Sections

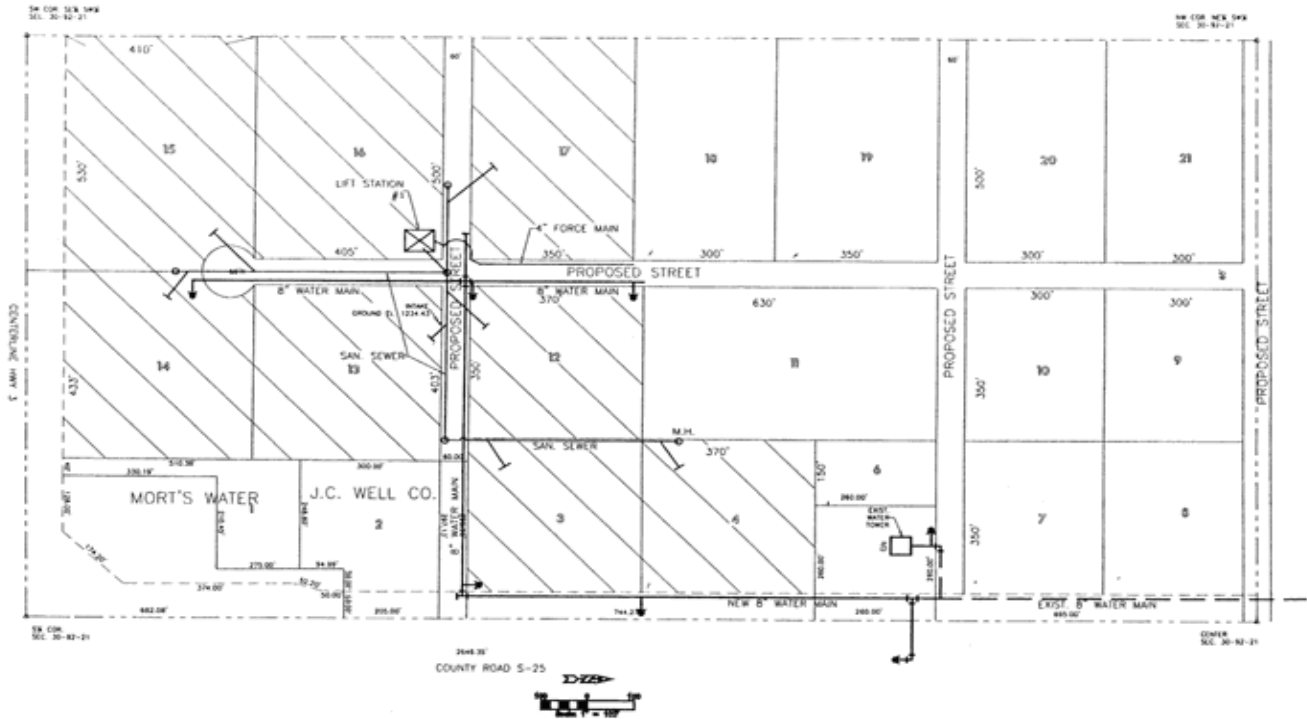
0 0.125 0.25 Miles

Waner	Richard	Scott	Ross	West Fork
Scott	Morton	Mott	Ingham	
Morgan	Harrison	Reeve	Genewa	
Dankner	Lea	Grant	Decatur	
Frankly				

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 Printed: 20 MAY 2008

## WATER MAIN AND SANITARY SEWER FOR LOTS 3, 4, AND 12-17 APRIL 21, 2003

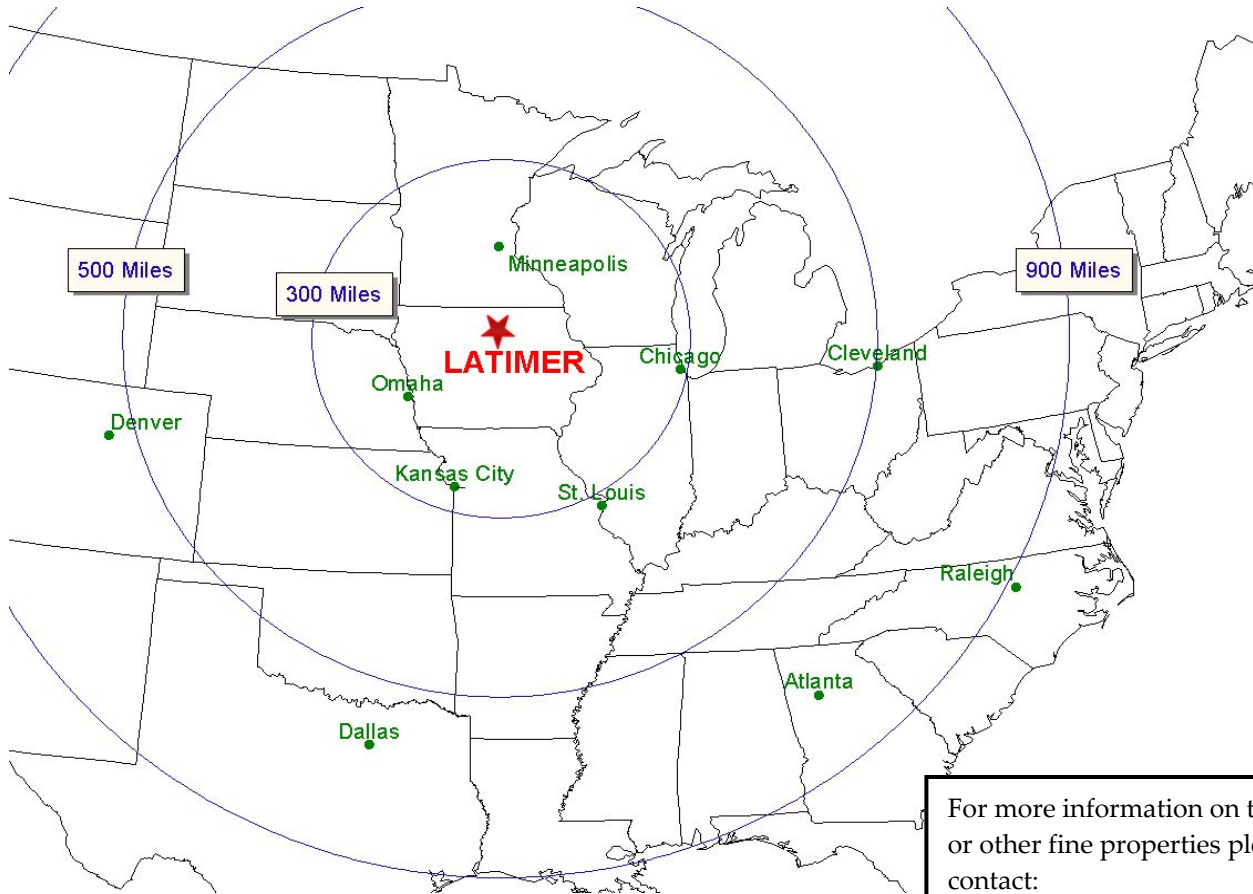


## THE MARKET AREA

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### Transportation Assets

- 1 mile from Interstate 35
- On Highway 3
- Regional airport - 9 miles east
- Commercial airport - 35 minutes north



For more information on this or other fine properties please contact:

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