

SEARCHABLE BUILDINGS & DEVELOPMENT SITES ON NORTHIOWACORRIDOR.COM

IF YOU'RE A BUSINESS DEVELOPER looking for land or an existing building, the North Iowa Corridor offers a catalog of property specifically targeted for your needs.

NIC uses the Location One Information System (LOIS) through partnership with the Iowa Economic Development Authority. LOIS keeps data on an inventory of available buildings and sites in the Mason City and Clear Lake area. This information is searchable on NIC's web site under "Properties and Maps."

Shaun Arneson, Vice President, Existing Business & Project Management at NIC, says, "A company may be looking for something specific. For instance: we need 30 acres, ample electric and gas utilities, with close proximity to the interstate, and near a population base of 30,000 or more. Their consultant can go to this LOIS system, put in their criteria, and any site that meets that limited criteria in our area will pop up for them."

LOIS employs Geographic Information Systems technology to create customizable searches, maps, and reports that can be used by site selectors, real estate consultants, and businesses.

NIC lists and markets greenfield sites which have all major utilities

adjacent or in close proximity. The majority of sites are located within industrial or multi-use zoned districts. Existing utilities and access to major transportation routes are usually critical factors for prospective businesses when choosing an existing building or a site to build, according to Arneson.



For buyers looking for existing buildings, he says NIC makes an attempt to only list commercial and industrial buildings that are 5,000 square feet or larger. Under certain circumstances, buildings smaller than 5,000 square feet may be included.

"On a regular basis the North Iowa Corridor updates the current listings to stay ahead of the game," Arneson says. "We stay in regular communication with local Realtors and building and property owners to make sure we have as many available properties listed as possible." Currently the inventory includes 22 greenfield sites for a

total of approximately 1,278 acres.

That includes Mason City's 145-acre Indianhead South property that is certified as "shovel-ready" by the State of Iowa. Located in city limits, Indianhead South is close to major highways and already has all utility services in place. It has met all of the Iowa Certified Site requirements, with environmental and engineering studies completed and paid for by the City of Mason City. The site is zoned Open Industrial.



As it relates to business attraction, the Corridor continues to target businesses in the advanced manufacturing, warehouse & distribution and food processing industries as well as financial and IT related businesses.

"LOIS is a great economic development tool to assist us in being competitive and marketing sites and buildings for new and existing businesses," Arneson says. "For a region of our size, we are lucky and thankful to have a number of landowners who are willing to entertain the option of selling a parcel or entire property for project development that will increase the tax rolls as well as create jobs."

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