

LOCATING BUILDING AND DEVELOPMENT SITES IN NORTH IOWA

A STATEWIDE DATABASE MAKES IT EASY FOR BUSINESS DEVELOPERS

to find available property in the Mason City and Clear Lake area. North Iowa Corridor Economic Development Corp. utilizes LOIS, the Location One Information System, as a service for owners to assist them in marketing their properties.

“LOIS is for economic developers to keep track of and catalogue available buildings and sites,” said Shaun Arneson, Vice President, Existing Business & Project Management at NIC. “About 35 states use LOIS through their statewide economic development groups.”

Arneson pointed out that NIC is not a real estate firm, but it works with local agents to keep listings on LOIS up-to-date for searches. The purpose is to make it easy for anyone considering a business expansion or relocation to find the perfect location in North Iowa.

A large real estate firm or site consultant working with a business client would first find out their specific needs for a potential greenfield site or building. Then they can do a search on LOIS by available square footage or acres, existing zoning, location, and much more. “That’s why it’s so important to keep our information up to date, so we can be in the game,” he said. “We provide the service for free.”

NIC typically lists large commercial and industrial properties on LOIS, including buildings with 5,000 square feet or more that are currently

occupied or vacant, available for sale or lease. As of April, NIC lists 18 existing buildings with approximately 464,000 total square feet and 32 greenfield sites of approximately 1,310 total acres in the Mason City/Clear Lake area.

“What’s kind of unique about LOIS is that you can click on a listing and we provide as much information about it as we can,” Arneson said. “We include images, contact information, available utilities, transportation details, and networks. There is also regional

demographic information available, like population numbers within a 10, 20, or 30 mile radius of the site.” If the current owner is willing, the listing might show the lease or sale price. NIC is the point of contact for inquiries, but listings also include the owner or Realtor contact information. “We like to know, but we don’t want to be the middle-man or slow things down,” Arneson said.

LOIS is located at www.locationone.com and is also accessible on the NIC website at northiowacorridor.com.

Indianhead South Certified Site - Mason City

Shovel-ready 148 acre site with exceptional business structure in a highly strategic location.



MD Products Building - Mason City

Clean and modern warehouse (formerly for food products), with offices. 60,000 square feet.



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