

Lake Mills Plant

806 N. Lake Street, Lake Mills, Iowa

**FOR
SALE**

**Fully Air
Conditioned
Facility!**



**FOR ADDITIONAL
INFORMATION CONTACT:**
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Property Description

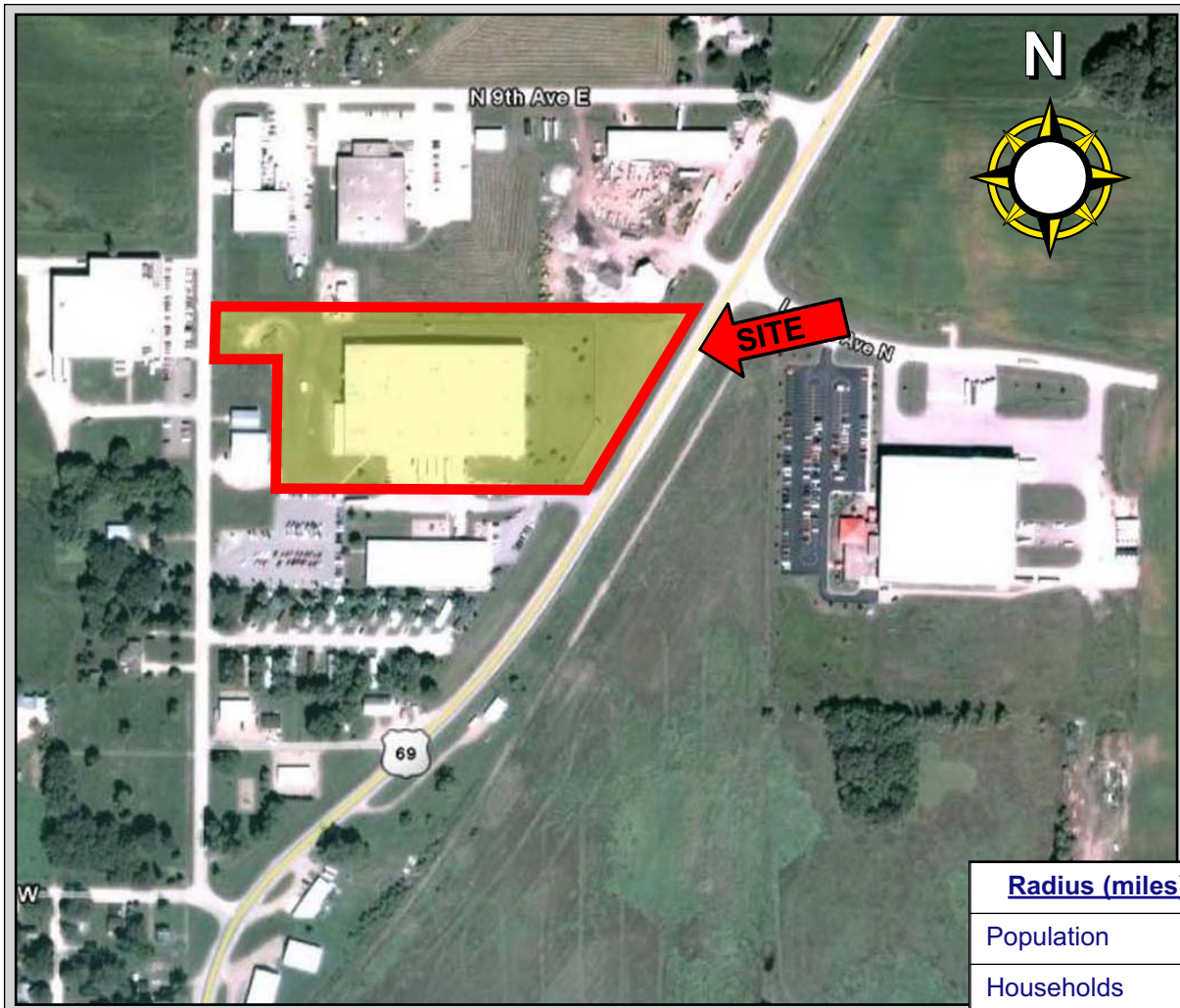
- ◆ 100,996 SF Light Manufacturing Building Available For Sale (244' x 404')
- ◆ **Sale Price: \$1,009,960 (\$10.00 PSF)**
- ◆ Fully Air-Conditioned-20 (10 Ton) RTU's
- ◆ Insulated Metal Building Built in 1975
- ◆ Approximately 2,420 SF of Support Offices and Restrooms
- ◆ Upgraded High-Efficiency Fluorecent Lighting
- ◆ Loading:
 - 4-5 Docks (8'w x 10'h) South Facing
 - 1 Drive-In Door (10'w x 18'h); Interior Ramp
- ◆ Heavy Power:
 - 4000A; 480/277 Volt; 3 Phase; Buss Duct Distributed
- ◆ Sprinklered-Wet with Diesel Pump & Loop Hydrant System
- ◆ 24' to 28' Clear Height
- ◆ Reinforced Concrete Floors (6" with Wire Mesh)
- ◆ Compressed Air-Lines
- ◆ 40' x 50' Column Spacing
- ◆ Roof - Garland Multilayer Builtup (+/- 5 Years Old)



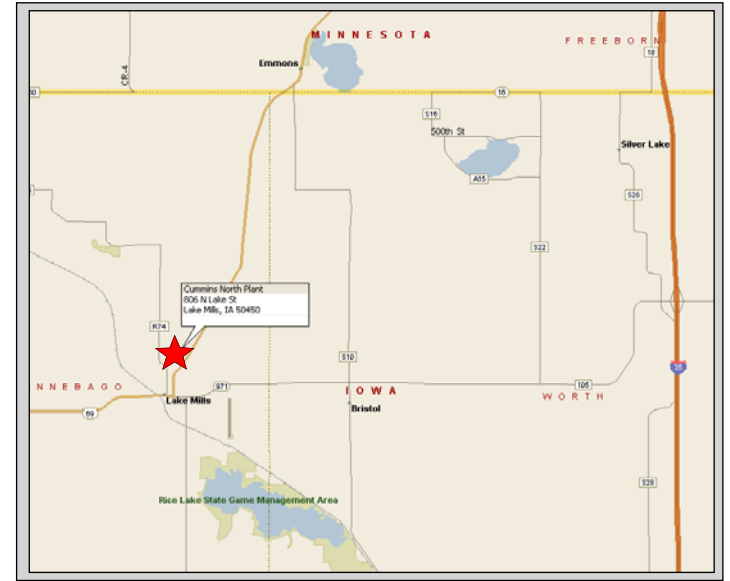
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LOCATION MAP



LAKE MILLS, IA

Located in Winnebago County, a North Central Iowa County, 6 miles south of the Minnesota border, 10 miles west of Interstate 35, Close Proximity to Mason City, IA and 2 hours from Des Moines, IA and Minneapolis, MN.

DEMOGRAPHICS (2009)

<u>Radius (miles)</u>	<u>10.0</u>	<u>20.0</u>	<u>30.0</u>
Population	5,567	43,855	107,676
Households	2,356	18,440	45,118
Avg. HH Income	\$56,319	\$53,406	\$54,803
Median HH Income	\$47,905	\$44,551	\$44,721
Avg. Median Age	45.47	43.05	42.66



Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.