



Helgerson Flats Industrial Center

Ottumwa, Iowa

Available acres: 64

Property and area

Helgerson Flats Industrial Center is a 64-plus acre site located two miles from four-lane U.S. Highways 63 and 149. The site offers development-ready topography with only 30 feet of elevation. The land is priced competitively to sell at \$12,700 per acre.

Ottumwa has a high-quality workforce where 76% of workers have credentials beyond high school. Over 30% of Ottumwa's workforce is employed in production. Ottumwa is conveniently positioned to draw workers from an eight-county area.

Residents of Ottumwa enjoy an excellent quality of life with 690 acres of park and green space along with over 20 miles of trails.

Site details

Available acres: 64

Topography: Flat

Zoning: Heavy industrial

Site certification: In process of Iowa Site Certification Program (McCallum Sweeney Consulting)

Adjacent available acres: 18

Setting: Agricultural land

Within city limits: No

Utilities

Electric: Alliant Energy

Gas: MidAmerican Energy

Telecommunications: Local service providers

Sewer distribution: Ottumwa Water & Hydro

Water distribution: Ottumwa Water & Hydro

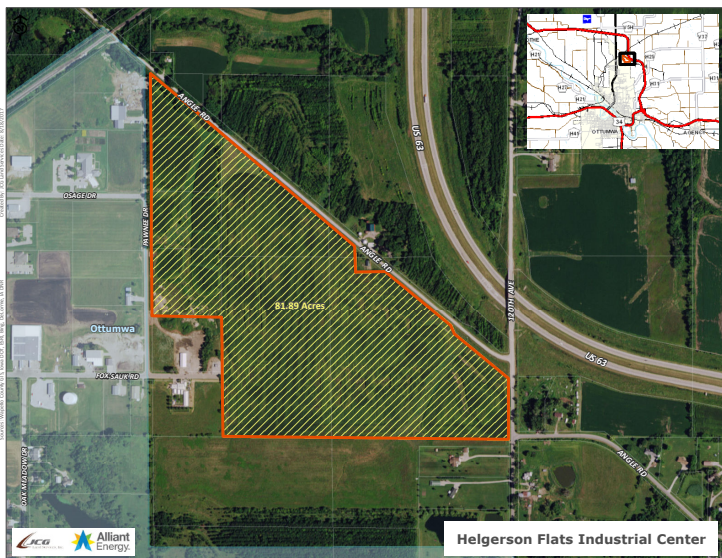
Transportation

Nearest interstate: Interstate 80 (58 miles)

Nearest four-lane highway: U.S Highway 149 (2 miles)

Nearest commercial airport: Des Moines International Airport (93 miles)

Rail served: No



HELGERSON FLATS INDUSTRIAL CENTER

Angle Road and 120th Avenue
Ottumwa, Iowa 52501

OFFERING

Sale price: \$12,700 per acre

CONTACT

Mark Seckman | Senior Economic
Development Manager

(319) 786-4392 office | (319) 270-5081 cell
markseckman@alliantenergy.com

Alliant Energy
200 1st St. SE
Cedar Rapids, Iowa 52401

alliantenergy.com/economicdevelopment