



# River City Industrial Park

Mason City, Iowa  
Available acres: 888

## Property and area

River City Industrial Park spans 888 acres. Zoned for industrial use, the property is served by all major utilities either on-site or nearby. Its proximity to key transportation infrastructure, including Union Pacific Railroad, makes it ideal for businesses seeking efficient logistics and connectivity.

## Site details

<b>Available acres:</b> 888	<b>Adjacent available acres:</b> No
<b>Topography:</b> Slightly rolling	<b>Setting:</b> Industrial center
<b>Zoning:</b> Heavy industrial	<b>Within city limits:</b> Yes
<b>Site certification:</b> Partial	

## Transportation

**Nearest highway:** Avenue of the Saints (U.S. 18/IA 27), 1 mile  
**Nearest interstate:** Interstate 35, 8 miles  
**Nearest airport:** Mason City Municipal Airport (MCW), 9 miles  
**Nearest commercial airport:** Mason City Municipal Airport (MCW), 9 miles  
**Rail served:** Yes (Union Pacific)  
**Rail accessible:** Yes  
**Rail infrastructure in place:** No

## Utilities

**Electric:** Alliant Energy (Three-phase overhead service at 24,900 volts)  
**Natural gas:** City of Mason City  
**Water:** Iowa American Water  
**Wastewater:** City of Mason City (Capacity: 21 million gallons/day)  
**Telecommunications:** CLTel



### River City Industrial Park

43rd Street SW & South Pierce Avenue  
Mason City, IA 50401

### CONTACT

[alliantenergy.com/economicdevelopment](http://alliantenergy.com/economicdevelopment)  
[econdevo@alliantenergy.com](mailto:econdevo@alliantenergy.com)

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