

**Farmers  
National  
Company**

**1102 Broadway  
Emmetsburg IA, 50536  
(712)852-2002**

**FOR SALE  
3810 460<sup>th</sup> Ave  
Emmetsburg, Iowa  
\$949,000**



Number of Stories 1	Square Footage 105,000 sq ft	Building type commercial	Description  This building is in excellent condition and is located south of Emmetsburg on Highway 4. The building has been used for industrial manufacturing and has a paint booth and several air conditioned offices. The main building was built in 1985 and an expansion was done in 1996.
Construction type Metal or steel	Site size 6.65 acres	Ceiling Eaves 12 feet	
Year Built 1985	Zoning Light Industrial	Gas, water, sewer Emmetsburg Municipal	
Electricity Mid American Energy	Assessed Value \$1,830,300		
Taxes \$52,712	Average Gas \$2,408.28	Average Electric \$1,658.00	

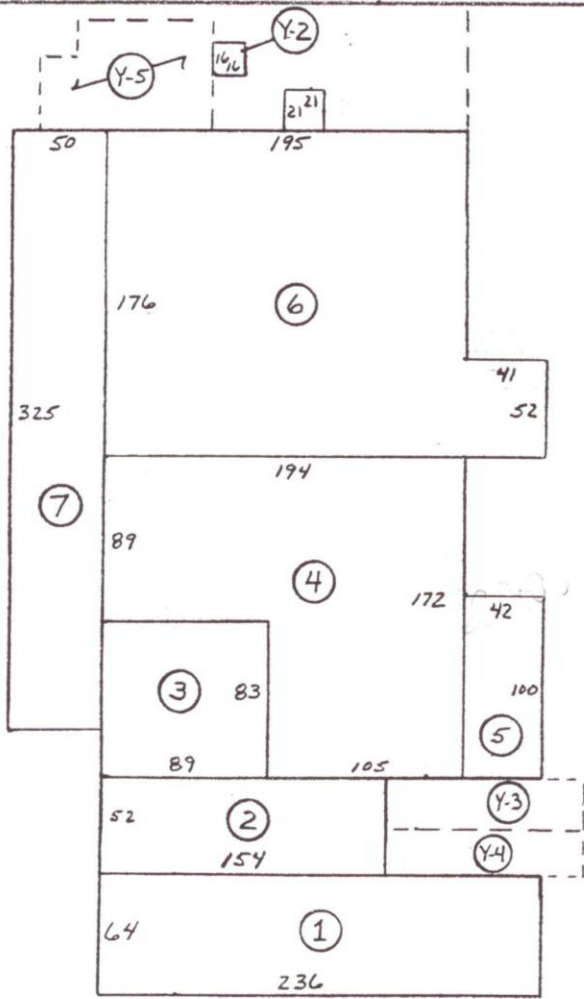
**Farmers National Company  
Mike Wentzel, Broker  
Jack Nolan, Sales Associate  
1102 Broadway  
Kermore Building  
Emmetsburg, Iowa 50536**

*All information is believed to be accurate, but is not guaranteed by the listed agent or broker.*



Y-6

STREET



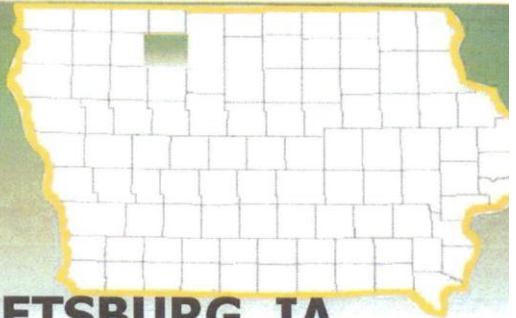
Y-1  
27  
48

Y-5

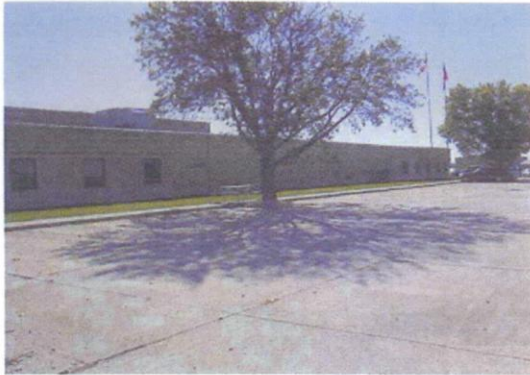
HIGHWAY 4

SKYJACK MANUFACTURING
EMMETSBURG, IOWA
PALO ALTO COUNTY
SCALE: 1"=100'   1-1-2000
VANGUARD APPRAISALS INC

# IOWA Palo Alto County



## SKYJACK BUILDING – EMMETSBURG, IA



**Address:** 3810 460<sup>th</sup> Ave., Emmetsburg, IA 50536

**Description:** This building is in excellent condition and located along Highway 4 South in Emmetsburg. Building used as industrial manufacturing. Has 1 paint booth that is 800-foot conveyor line with full powder coat system. Paint booth and office are air-conditioned. Potential for leasing building.

**Building Size/Land:** 105,000 sq. feet with approx. 10 acres of land.

**Zoning:** Light Industrial

**Ceiling Height:** 28 ft. Maximum;  
Welding Area is 24 ft.

**Loading Docks/Overhead Doors:**  
4 Loading Docks  
6 Overhead Doors – 3 @ 14 ft.; 2 @ 12 ft.  
and 1 @ 10 ft.

**Utilities:**  
Electric Provider: MidAmerican Energy  
Voltage Provided: 13 kV / 480 Volts  
3-Phase Electrical

Natural Gas Provider: Emmetsburg Municipal Utilities  
Pressure: 15 PSI

Water Provider: Emmetsburg Municipal Utilities

Sewer Supplier: Emmetsburg Municipal Utilities  
Sewer Main: Through city - with lift station  
Additional Utilities include: Broadband, Satellite, DSL,  
T-1 Lines, Fiber Optic Service

**Laborshed Potential:**

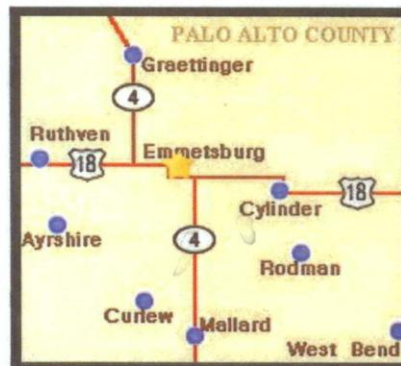
Palo Alto County Commuting Area: 45,273  
Mid Iowa Laborshed: 58,344

**Palo Alto Leading Employers:**

Kerber Milling Company and Subsidiaries – *Livestock Feed*  
Wild Rose Casino & Resort – *Casino & Resort*  
Palo Alto County Health System – *Hospital Care*  
Iowa Lakes Community College – *Education Services*  
Emmetsburg Community Schools – *Education*  
Horizons Unlimited of Palo Alto Co. – *Work Activity Center*  
Ag Processing, Inc – *Grain Processing*  
POET Biorefining – *Ethanol Manufacturing*  
KW Electric/KWS Inc. – *Building and Construction*  
Agriservices of Northern Iowa (ASI) – *Agricultural Products*

**Incentives:** Incentives by the city and state programs could be potentially available. Palo Alto County Enterprise Zone available.

**Rail Service:** 2 rail lines service Emmetsburg:  
Union Pacific  
DM & E Railroad Corp.



**Highways & Interstates:**

Interstate 90 - 40 miles  
Highway 20 - 50 miles  
Interstate 35 - 72 miles

**Nearest Airports:**

General - Emmetsburg Mun. - 2 miles  
Regional - Spencer Mun. - 26 miles  
Commercial - Fort Dodge Reg. - 65 miles  
Commercial - Mason City Mun. - 72 miles  
International - Des Moines - 170 miles

**Contact:**

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