

**Former Larson Mfg**  
500 Larson Ave North | Lake Mills, IA | US | Winnebago County  
Available SF: 154,563 | Sale Price: \$6,900,000



Building Type:	Industrial, Office
Available SF:	154,563
Total SF:	154,563
Number of Stories:	1
Ceiling Peak:	32 Ft.
Expandable:	Yes
Zoning:	Industrial, Industrial-Light
Site Size:	15 Acres Acres
Year Built:	1996
Former Use:	Larson Manufacturing - Storm Doors and Windows
Specialty Features:	Data Center,Distribution Center,Featured Property,TIF District
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Metal or Steel
Floor Type:	Concrete
Sale Price:	\$6,900,000
Last Updated:	Nov 1, 2024

**Economic Development Contact**

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**Realtor/Owner Contact**

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**Property and Area Description**

154,563 SF Manufacturing Facility Available in Lake Mills, Iowa, Located off Highway 69, south of N 9th Avenue and off Larson Avenue; 10 miles west of I 35

**Population**



Source: ESRI®, 2024

**Households**



Source: ESRI®, 2024

**Transportation**

**Nearest Highway:** Highway 69 (0 mi.)  
**Nearest Interstate:** Interstate 35 (10 mi.)  
**Nearest Airport:** Mason City Municipal Airport (30 mi.)  
**Nearest Commercial Airport:** MSP (111 mi.)  
**Distance to Mass Transit:** Mason City Transit System - 35 Miles  
**Rail Served:** No  
**Rail Served By:** Unknown, None  
**Rail Accessible:** No  
**Rail Infrastructure in Place:** No

**Utilities**

**Electric:** Lake Mills Municipal  
**Natural Gas:** Black Hills Energy  
**Water:** City of Lake Mills  
**Sewer:** City of Lake Mills  
**Telecommunications:** WCTA