



Property and Area Description

Very clean 90,500 square foot space available for lease in a great location in the heart of Mason City. Conveniently located on Business 18/Highway 122 (four-lane) for an industrial and warehousing tenant. The building includes office space, break room, restroom, back room storage area with higher ceiling height and a 21,100 square foot mezzanine. Property was rezoned to light industrial within the last two years and includes all major utilities.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: Hwy 122/Bus 18 (1/8 mi.)
Nearest Interstate: Interstate 35 (7.5 mi.)
Nearest Airport: Mason City Municipal Airport (6.5 mi.)
Nearest Commercial Airport: Minneapolis-Saint Paul International Airport (135 mi.)
Distance to Mass Transit: 1/2
Rail Served: No
Rail Served By: None
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: Alliant Energy
Natural Gas: Alliant Energy
Water: City of Mason City
Sewer: City of Mason City
Telecommunications: CL Tel

Building Type:	Industrial, Warehouse & Distribution
Available SF:	90,585
Total SF:	90,585
Number of Stories:	1
Ceiling Peak:	14 Ft.
Ceiling Eaves:	24 Ft.
Expandable:	Yes
Zoning:	Industrial-Light
Site Size:	7 Acres
Year Built:	1985
Former Use:	Retail
Specialty Features:	Opportunity Zone, New Market Tax Credit, TIF District
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Concrete Block
Floor Type:	Concrete-Reinforced
Last Updated:	Jan 16, 2025

Economic Development Contact

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Realtor/Owner Contact

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