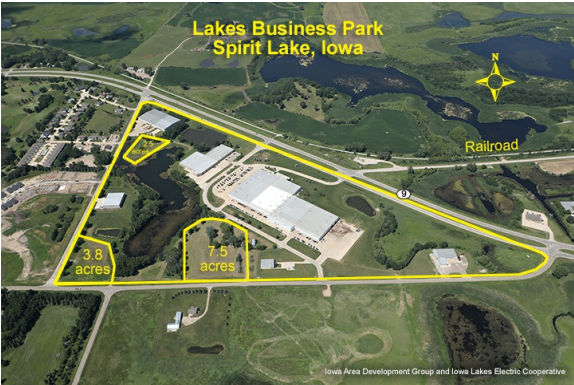




Zoning:	Industrial-Light
Topography:	Level
Setting:	Industrial Park
Within City Limits:	Yes
Sale Price Note:	Negotiable
Lease Rate Note:	Negotiable
Last Updated:	Aug 5, 2025

Economic Development Contact

Curt Strouth
Iowa Lakes Corridor Development Corporation
520 2nd Avenue East, Suite 2
Spencer, IA 51301
(800) 765-1428 | cstrouth@lakescorridor.com

Realtor/Owner Contact

Doug Vlasman
Iowa Lakes Electric Cooperative
7122601240 | dougv@ilec.coop

Property and Area Description

Located just ¼ mile west of the Hwy 9 and Hwy 71 South junction, the Lakes Business Park is an ideal location for business in the Iowa Great Lakes region. This 80-acre park offers direct access to Highway 9 and city streets, and is surrounded by mature trees and water features that create a scenic and inviting environment. Only two lots remain, including Lot #5 with 3.77 acres available for \$140,000 and Lot #4 with 7.48 acres available for \$200,000, following the recent sale of a 2.5-acre lot. The Lakes Business Park is home to a number of successful and thriving businesses

Population

	17,386 10 Mile Radius	44,142 20 Mile Radius	169,109 50 Mile Radius
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Source: ESRI®, 2025

Households

	8,183 10 Mile Radius	19,659 20 Mile Radius	70,497 50 Mile Radius
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Source: ESRI®, 2025

Transportation

Nearest Highway: US Hwy 71 (1.00 mi.)
Nearest Interstate: Interstate 90 (15.00 mi.)
Nearest Airport: Northwest Iowa Regional Airport (18.00 mi.)
Nearest Commercial Airport: Sioux City IA & Sioux Falls SD (90.00 mi.)
Rail Served: No
Rail Served By: None
Rail Infrastructure in Place: Unknown

Utilities

Electric: Iowa Lakes Electric Cooperative
Natural Gas: Black Hills Energy
Water: City of Spirit Lake
Sewer: City of Spirit Lake