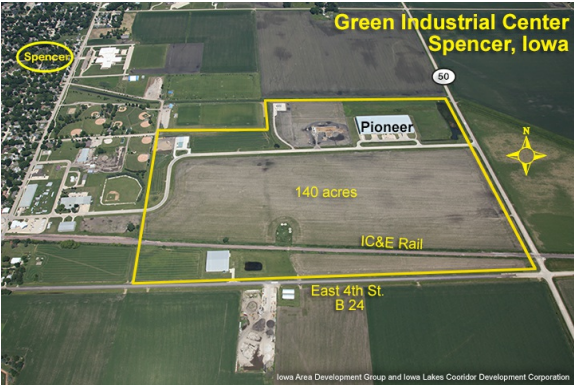




Zoning:	Industrial-Heavy
Topography:	Gently Rolling
Setting:	Industrial Park
Within City Limits:	Yes
Last Updated:	Oct 11, 2024

Economic Development Contact

Iowa Lakes Corridor Development Corporation
520 2nd Avenue East, Suite 2
Spencer, IA 51301
(712) 264-3474 | info@lakescorridor.com

Curt Strouth

Iowa Lakes Corridor
520 2nd ave east, suite 2
Spencer, IA 51301
(712) 264-3474 | cstrouth@lakescorridor.com

Property and Area Description

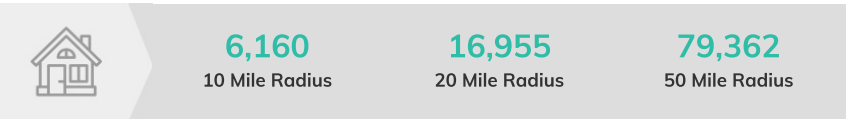
The Green Industrial Center is a great location for your next industrial facility. Approximately 140 acre industrial park with lots ranging from 1 - 72 acres. Rail-served and all utilities and streets have been completed. Industrial zoning and protective covenants in place that differentiate north and south of the rail, Phase 1 environmental and geotechnical study completed in December 2008. Development plan includes environmental friendly features. Site has easy access to US Highway 71 and Iowa Highway 18 via Spencer East beltway. Spencer is located in the Iowa Lakes Corridor region, known for its significant recreational opportunities, great school systems, a workforce with a strong work ethic and a diverse mix of business and industry. The Iowa Lakes Corridor - Good Jobs, People, Life!

Population



Source: ESRI®, 2025

Households



Source: ESRI®, 2025

Transportation

Nearest Highway: US Highway 71 (1.00 mi.)
Nearest Interstate: I-90 (37 mi.)
Nearest Airport: North West Iowa Regional Airport (4.00 mi.)
Nearest Commercial Airport: Sioux Falls, SD (100.00 mi.)
Rail Served: Possible
Rail Served By: CPKC Railway
Rail Accessible: Unknown
Rail Infrastructure in Place: No
Rail Contact: Peiter Hjertstedt
Rail Contact Phone: (816)955-8014
Rail Contact Email: peiter.hjertstedt@cpkcr.com

Utilities

Electric: Spencer Municipal Utilities
Natural Gas: Black Hills Energy
Water: Spencer Municipal Utilities
Sewer: City of Spencer