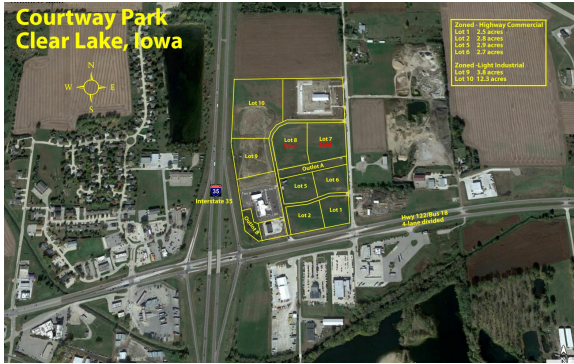


## Courtway Park

1401 North 32nd Street | Clear Lake, IA | US | Cerro Gordo County

Available Acres: 27 |



Zoning:	Commercial, Industrial-Light
Topography:	Flat
Adjacent Available Acres:	0
Setting:	Industrial Park
Within City Limits:	Yes
Last Updated:	Dec 20, 2024

## Economic Development Contact

### Chad Schreck

North Iowa Corridor Economic Dev Co  
9 North Federal Ave  
Mason City, IA 50401  
| cschreck@northiowacorridor.com

## Realtor/Owner Contact

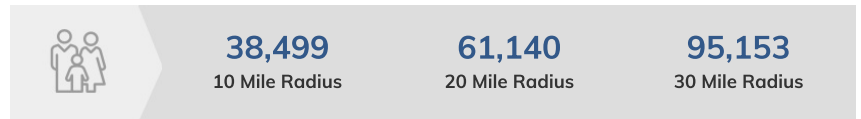
### Michael Smith

CBRE  
515-975-1112 | mike.smith8@cbre.com

## Property and Area Description

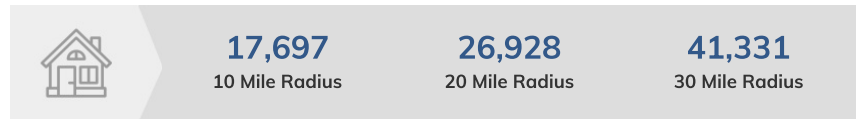
The newly developed Courtway Park development in Clear Lake is open for business. The park is zoned light-industrial (Lots 7-11) and highway commercial (Lots 1-6) and consists of 6 remaining lots ranging in size from 2.5 acres to 12 acres. Conveniently located adjacent to Interstate 35, it has easy access to a great transportation network. This park has all major utilities with necessary capacities to meet requirements of major industrial, warehouse & distribution, food processing, commercial/retail, etc. businesses. The North Iowa Corridor and City of Clear Lake are anxious to work with any new businesses interested in making and calling the North Iowa Corridor region home which includes businesses such as McKesson, Bushel Boy, Cargill Kitchen Solutions, Assa Abloy-Curries, Graham Wood Doors, Kraft-Heinz Foods and many other well-respected businesses.

## Population



Source: ESRI®, 2024

## Households



Source: ESRI®, 2024

## Transportation

**Nearest Highway:** Hwy 122/Bus 18 (0 mi.)

**Nearest Interstate:** Interstate 35 (.25 mi.)

**Nearest Airport:** Mason City Municipal Airport (MCW) (1 mi.)

**Nearest Commercial Airport:** Minneapolis-St Paul International Airport (135 mi.)

**Rail Served:** No

**Rail Served By:** Unknown, None

**Rail Accessible:** No

**Rail Infrastructure in Place:** No

## Utilities

**Electric:** Alliant Energy

**Natural Gas:** Alliant Energy

**Water:** City of Clear Lake

**Sewer:** Clear Lake Sanitary District

**Telecommunications:** CLTel

Shaun Arneson | Vice President | North Iowa Corridor Economic Dev Co  
9 North Federal Ave | Mason City, IA 50401 | (641) 423-0315 | sarneson@northiowacorridor.com