

# INDIANOLA INDUSTRIAL PARK

*98 ACRES M/L OF PRIME INDUSTRIAL DEVELOPMENT GROUND LOCATED ON THE NORTHEAST SIDE OF INDIANOLA, IOWA*



# LISTING: #11791

## PRICE

\$2,450,000 (\$25,000/acre)

## DESCRIPTION

98 acres m/l of prime industrial development ground located on the northeast side of Indianola. Current farm ground carries a CSR of 83.5 and is nearly 100% tillable making this a great opportunity for both developers and investors. Borders existing Indianola Industrial Park. Property is industrial in Indianola land use plan. Property is partially annexed into the city of Indianola. Water, gas, fiber, sewer and electric service all available to develop property.

## UTILITIES

Gas provided by MidAmerican Energy. Electric service provided by both MidAmerican Energy and Indianola Municipal Utilities. Radial 3-phase electric of 13.2kV service up to 4MW of load available with opportunity to extend 69kV system or looped 13.2kV service. Water service is off of a 12" main connected to nearby overhead storage of one million gallons at typical pressure between 75-100psi design flow at 2,500 - 5,000 gallons per minute. Water treatment system has excess capacity of about 1.5 million gallons/day. IMU offers access to Internet, telephone, and television services provided by MCG of Oskaloosa, IA on its active-Ethernet redundant fiber network. Interconnections and circuits for Iowa Network Services and BroadNet Connect statewide fiber rings, linking to Tier 1 Midwest regional hubs, are also available. Sanitary sewer available to site.

## Jersey Street Indianola, Iowa

## DIRECTIONS

From Indianola, drive north on Jefferson Way (Highway 69) and turn east on Iowa Avenue. After one mile, property is located on the north side of the road.





*GREAT OPPORTUNITY FOR BOTH  
DEVELOPERS AND INVESTORS*

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*For more information, photos, maps, and drone video  
please visit our website and look up listing #11791.*

*Or feel free to contact the listing agent, Steve Bruere,  
at 515.240.7500 or [Steve@PeoplesCompany.com](mailto:Steve@PeoplesCompany.com).*



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Steve Bruere: 515.240.7500  
[Steve@PeoplesCompany.com](mailto:Steve@PeoplesCompany.com)



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