



WEBSTER CITY

Economic Development

Beam Building

Available Sq. Ft: 109,000

ADDRESS

1700 Second Street West
Available Sq. Feet: 109,000
Webster City, IA 50595 (Hamilton)

ECONOMIC DEVELOPMENT CONTACT

DETAILS

Contact Name: Bill Demuth
Organization Name: Webster City Economic Development
Address: 400 Second Street
Webster City, Iowa 50595
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SATELLITE MAP



PROPERTY AND AREA DESCRIPTION

Situated on 11.69 acres, the building previously housed Electrolux's central vacuum manufacturing and distribution plant (until 2010). It was sold to the City by Electrolux in 2010 and leased back to Electrolux for purposes of a research and development facility for their laundry division. After selling the facility to the City in 2010, Electrolux invested over \$4 million in improving the facility to handle the needs of their R&D operations. Electrolux terminated its lease in 2013.

BUILDING DETAILS

Total Sq. Ft: 109,000
Number of Stories: 1
Ceiling Peak (ft): 24
Expandable: Unknown
Zoning: Industrial
Former Use: R&D (Electrolux)
Site Size (Acres): 11.69
Lease Rate: Negotiable

Building Type:
Industrial, Research
& Development, Warehouse
& Distribution
Year Built: 1989
Ceiling Eaves (ft): 16
Can Subdivide: Unknown
Construction Type: Metal or
Steel
Within City Limits: Yes
Sale Price: \$1,995,000
Lease Terms: Unknown

SPECIFICATIONS - SPACE (SQ. FEET)

Total: 109,000.00
Available: 109,000.00
Per Floor: 109,000.00
Number of Stories: 1
Dimensions: 200' x 200'
(building 1); 100' x 200'
(center edition); 250' x 100' by
200' x 50' (third space)

Office: 56,000.00
Manufacturing: 30,000.00
Warehouse: 24,000.00
Refrigerated: 0.00

TAXES

Real Property Tax: (Value * (Ratio / 100)) * (Tax Levy / Per):
\$74,046.40
Tax Year: 2015

SITE DESCRIPTION

Land with Building(Acres): 11.69
Topography of Adjacent Land: flat
Within 100 Year Flood Plain: No
Phase 1 Environmental Audit Completed: Yes
Date Completed: 2010

TRANSPORTATION SUMMARY

Nearest Interstate: Interstate 35- 15 miles
Nearest 4-Lane Highway: Highway 20- 3 miles
Nearest Commercial Airport: Fort Dodge Regional Airport-
25 miles
Rail Served: No

SPECIFICATIONS - CONSTRUCTION

Building Type:
Industrial, Research
& Development, Warehouse
& Distribution
Expandable: Unknown
Roof: Insulated Metal

Year Built: 1989
Construction Type: Metal or
Steel
Walls: Steel

SPECIFICATIONS - CEILING

Peak(Feet): 24
Eaves(Feet): 16

SPECIFICATIONS - FLOORS

Type: Concrete-Reinforced
Thickness(Inches): 6

SPECIFICATIONS - DOORS AND DOCKS

Truck Drive-In Doors: 16
Truck Dock Doors: 0
Rail Doors: 0

Height(Feet): 0
Height(Feet): 10
Rail Docks: 0

SPECIFICATIONS - INTERIOR FEATURES

HVAC in Office: Unknown
Crane Capacity(Tons): 0
Sprinkler System: Wet

HVAC in Manufacturing:
Unknown
Crane Clear Height(Feet): 0

UTILITIES - ELECTRICITY

Distribution Supplier: Webster City Municipal Utilities
Phone Number: 515-832-9141
Phase: Three
Looped: Unknown
Primary Voltage-kV: 13.20
Service Panel-Amps: 4000.0

UTILITIES - WATER

Supplier: Webster City Municipal Utilities
Phone Number: 515-832-9141
Main(Inches): 12.00
Peak Capacity at Plant per Day(Gallons): 2,000,000
Service Line(Inches): 10.00
Pressure-PSI: 54
Private Well: No

UTILITIES - SANITARY SEWER

Supplier: Webster City Municipal Utilities
Phone Number: 515-832-9141
Sewer Main(Inches): 8.00
Peak Capacity at Plant per Day(Gallons): 1,500,000
Sewer Line(Inches): 6.00
Septic Tank: No

INCENTIVES AT LOCATION

State and local incentives for qualified projects:Enterprise Zone, Tax Increment Financing, state investment, income, training and research tax credits, local and state direct financial assistance, Training funds for on the job training and other related training.

UTILITIES - NATURAL GAS

Distribution Supplier: Black Hills Energy
Phone Number: 515-832-1975
Main(Inches): 3.00
Pressure-PSI: 75
Service Line(Inches): 0.00

UTILITIES - TELECOMMUNICATIONS

Local Service Providers: Qwest, Iowa Telecom, Woolstock Mutual, Mediacom

SITE FEATURES

Setting: Single Site
Zoning: Industrial
Covenants: No
Parking Spaces: 175