



# 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  
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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**

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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**

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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**

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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**

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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**

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

## **UTILITIES - TELECOMMUNICATIONS**

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

## **SITE FEATURES**

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