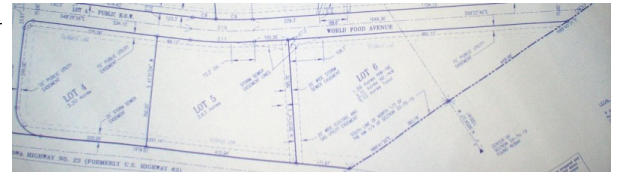


# World Food Park - Lot 4-6

Available Acres: 11.93

## Address:

World Food Avenue  
Oskaloosa, IA 52577 (Mahaska County)



## Property and Area Description:

A private industrial park south of Oskaloosa's Industrial Park. Sewer, water and electric to the lot. Ideal location for food processing industries.

## Site Details:

Available Acres: 11.93	Adjacent Available Acres: 80
Topography: Flat	Setting: Single Site
Zoning: Industrial-Heavy	Within City Limits: Yes

## Contact:

Jon Sullivan  
Oskaloosa Area Chamber & Development Group  
124 N Market Street  
Oskaloosa, IA 52577  
Phone: 641-672-2591  
Fax: 641-672-2049  
E-mail: jsullivan@oacdg.org

## Transportation:

Nearest Interstate: I-80	Distance (miles): 30
Nearest 4-Lane Highway: State Hwy. 63 and 163	Distance (miles): 2
Nearest Commercial Airport: Des Moines International Airport	Distance (miles): 60
Rail Served: Yes	

Renee Lorenzen  
World Food Processing Inc.  
4301 World Food Avenue  
Oskaloosa, IA 52577  
Phone: 641-672-9651

## Offering:

Sale Price:

## Utilities:

Electric Distribution: MidAmerican Energy  
Natural Gas Distribution: MidAmerican Energy  
Water: Oskaloosa Municipal Water  
Sewer: Oskaloosa Municipal Water  
Local Telecommunications Service: Mahaska Communications Group, Qwest, MediaCom