

Map Illustration For:

# E. Eddy Saylor Industrial Park

A SUBDIVISION BEING PART OF THE NE 1/4 AND SE 1/4 OF SECTION 23 AND PART OF THE NW 1/4 OF SECTION 24, TOWNSHIP 72 NORTH, RANGE 26 WEST, OSCEOLA (CLARKE COUNTY), IOWA.

Established by the Clarke County Development Corporation and the City of Osceola in early 2003, the Eddy Saylor Industrial Business Park provides property for business development touting some of the best amenities found in south central Iowa.

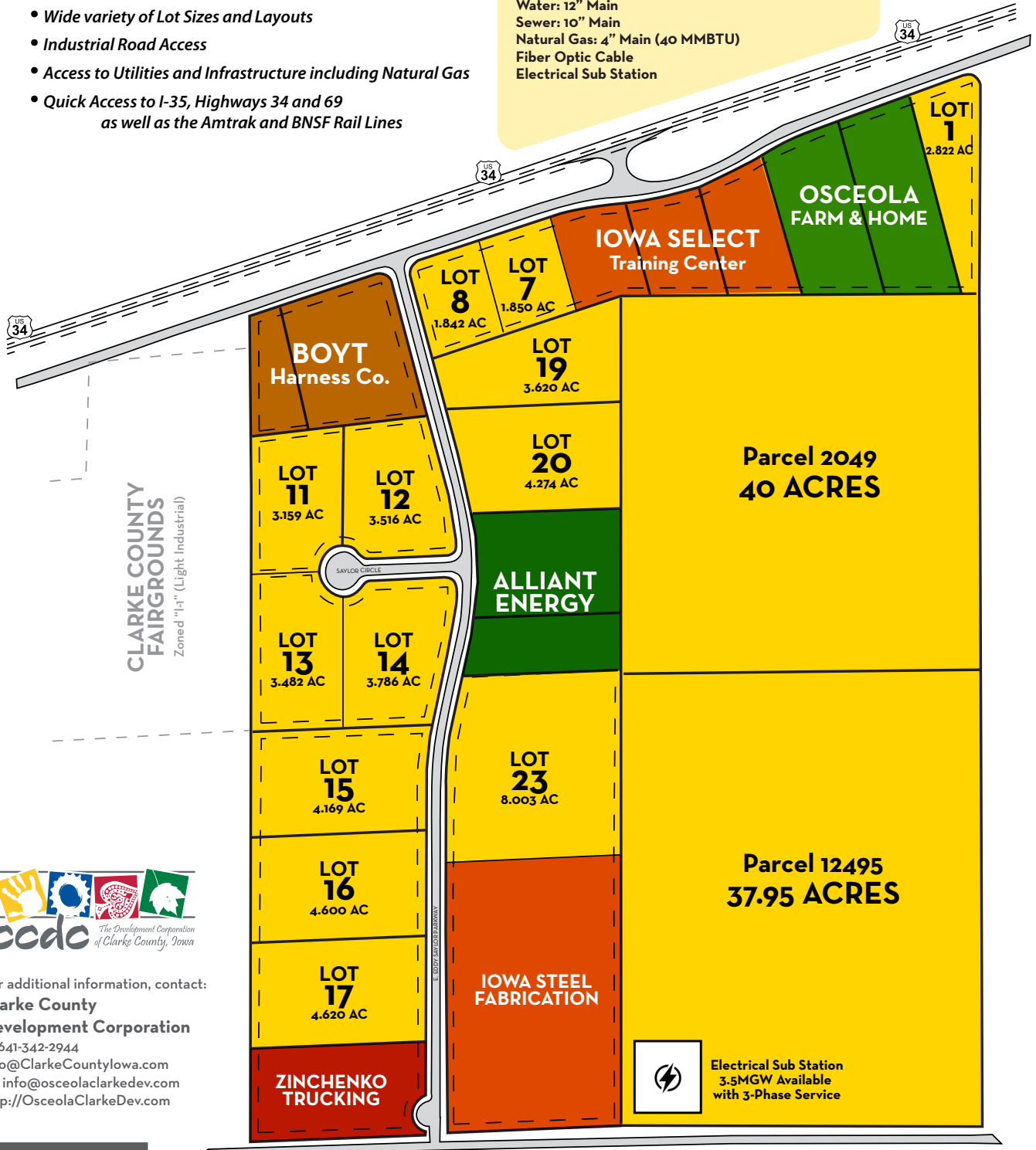
Well-established industrial and retail businesses like Osceola Farm and Home, Iowa Select Farms, Boyt Harness Company, Alliant Energy, Iowa Steel, and others have already established a foothold in this prime location.



- *Shovel Ready*
- *Numerous Properties to Choose From*
- *Wide variety of Lot Sizes and Layouts*
- *Industrial Road Access*
- *Access to Utilities and Infrastructure including Natural Gas*
- *Quick Access to I-35, Highways 34 and 69 as well as the Amtrak and BNSF Rail Lines*

### INDUSTRIAL PARK UTILITY ACCESS:

Water: 12" Main  
 Sewer: 10" Main  
 Natural Gas: 4" Main (40 MMBTU)  
 Fiber Optic Cable  
 Electrical Sub Station



For additional information, contact:  
**Clarke County Development Corporation**  
 P: 641-342-2944  
 info@ClarkeCountyIowa.com  
 or: info@osceolaclarkedev.com  
 http://OsceolaClarkeDev.com

 Electrical Sub Station  
 3.5MGW Available  
 with 3-Phase Service