

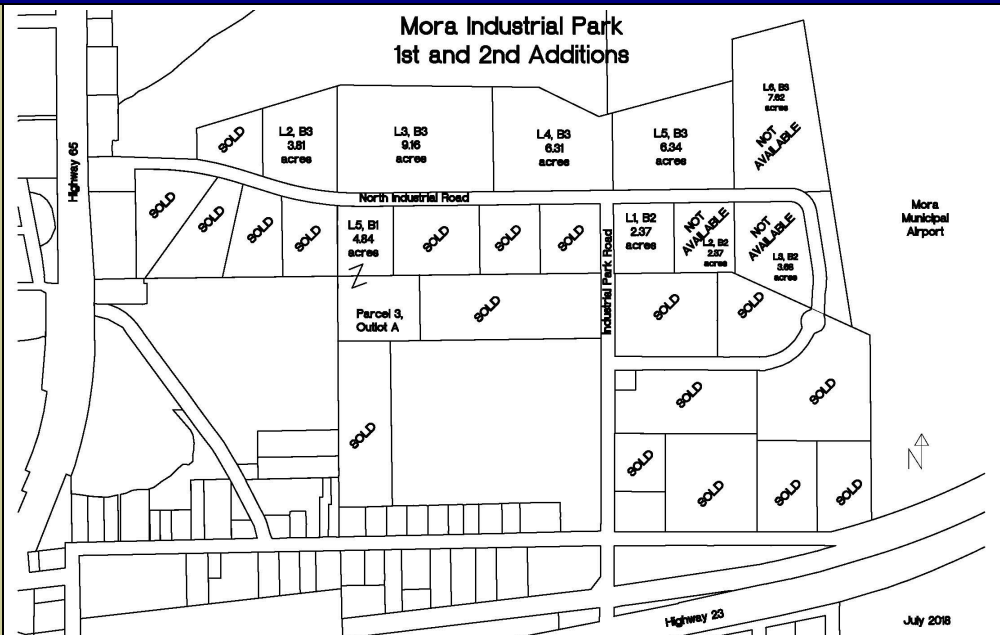
FAST FACTS: Mora Industrial Park 2nd Addition

GENERAL INFORMATION

- ◇ Mora is conveniently located at the crossroads of State Highways 65 & 23, less than 1 hour from St. Cloud and the Twin Cities Metro Area and 90 minutes from Duluth.
- ◇ The second phase of Mora Industrial Park has 32.8 acres of level terrain remaining for development.
- ◇ Six lots are available ranging in size from 2.4 acres to 9.2 acres. Lots may be combined or divided to suit individual land needs.
- ◇ The cost of land is \$12,500 per acre (\$0.29 per square foot) which includes all existing infrastructure (paved streets, street lighting, storm drainage and water & sanitary sewer). No special assessments due.
- ◇ The Mora Municipal Airport is located immediately east of the Industrial Park.
- ◇ The Mora Economic Development Authority offers a number of financial incentive programs to assist with business start-ups, expansions and relocations including TIF, tax abatement, land cost write-down, cash, and others.
- ◇ Fire Insurance Rating: 4

MAJOR PRODUCTS/SERVICES

- ◇ Plastics and resin manufacturing.
- ◇ Printing and related support activities.
- ◇ Plumbing, heating and AC contractors.



TRANSPORTATION

- ◇ Immediate access to State Highways 65 and 23.
- ◇ Load factor of access roads—9 tons.
- ◇ Load factor of Industrial Park roads—9 tons.
- ◇ Distance to nearest airport—0 miles to Mora Municipal Airport; 52 miles to St. Cloud Regional Airport; 70 miles to MSP International Airport.

UTILITIES

- ◇ Electricity—12,470 volts, 3 phase power, KW transformer capacity up to 30,000 KVA.
- ◇ Water—12 inch main @50 PSUG.
- ◇ Sewer—8 inch gravity sewer main.
- ◇ Natural Gas—2 inch line @ 15#.
- ◇ Internet Access—wireless and DSL.

UTILITY RATES (2018)

- ◇ Electricity—Industrial rate of \$.0557 per KWh plus demand rate of \$10.45 per KW plus \$12.70 / month
- ◇ Water—\$4.30/1,000 gallons plus \$20.99 / month (for 2 inch meter)
- ◇ Wastewater—\$7.35/1,000 gallons plus \$20.85 / month
- ◇ WAC \$1,500 / SAC \$2,400

WORKFORCE (Dec 2017)

- ◇ Total labor force: Kanabec County—9,294; Region 7E—88,746
- ◇ Total employment: Kanabec County—8,620; Region 7E—84,042

PROXIMITY TO TRAINING

- ◇ Anoka Ramsey Community College: 26 miles
- ◇ Pine Technical College: 20 miles

COMMUNICATION

- ◇ Telephone: CenturyLink and Midco
- ◇ Internet: CenturyLink, Midco, Genesis Wireless and YouBetNet
- ◇ Newspaper: Kanabec County Times and Mora Advertiser
- ◇ Radio: KBK 95.5 FM and WCMP 100.9 FM

POPULATION (2016 est.)

- ◇ Mora: 3,504
- ◇ Kanabec County: 15,841
- ◇ Region 7E: 164,355

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