

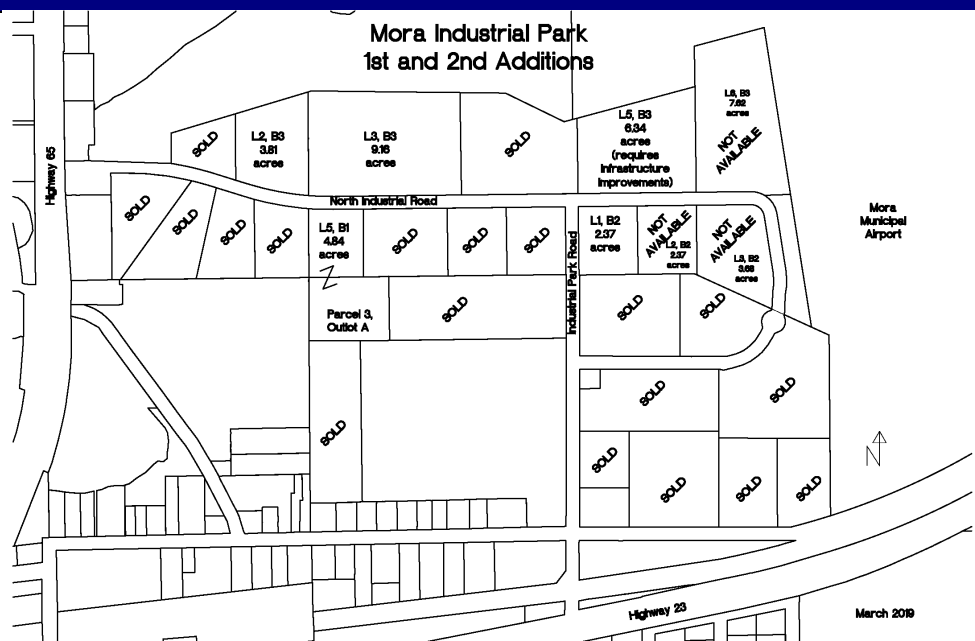
## FAST FACTS: Mora Industrial Park 2nd Addition

## 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 20 acres of level terrain remaining for immediate development and an additional 20 acres for future development.
- ◇ Five 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 (less than \$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 sale rebates, and gap loan programs.
- ◇ Fire Insurance Rating: 5

## 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 (2019)

- ◇ Electricity—Industrial rate of \$.0631 per KWh plus demand rate of \$10.45 per KW plus \$12.70 / month
- ◇ Water—\$4.52/1,000 gallons plus \$22.06 / month (for 2 inch meter)
- ◇ Wastewater—\$7.50/1,000 gallons plus \$21.27 / month
- ◇ WAC \$1,500 / SAC \$2,400 per EDU

### LABOR FORCE (Dec 2018)

- ◇ Total labor force: Kanabec County—9,162; Region 7E—88,821

## PROXIMITY TO TRAINING

- ◇ Pine Technical and Community College: 20 miles
- ◇ Anoka-Ramsey Community College: 26 miles
- ◇ St. Cloud Technical Community College: 51 miles

## COMMUNICATION

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

**POPULATION (2017 est.)**

- ◇ Mora: 3,507
- ◇ Kanabec County: 16,010
- ◇ Region 7E: 165,954

For more information contact:

Beth Thorp | Community Development Director | 320.225.4807 | [beth.thorp@cityofmora.com](mailto:beth.thorp@cityofmora.com)

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