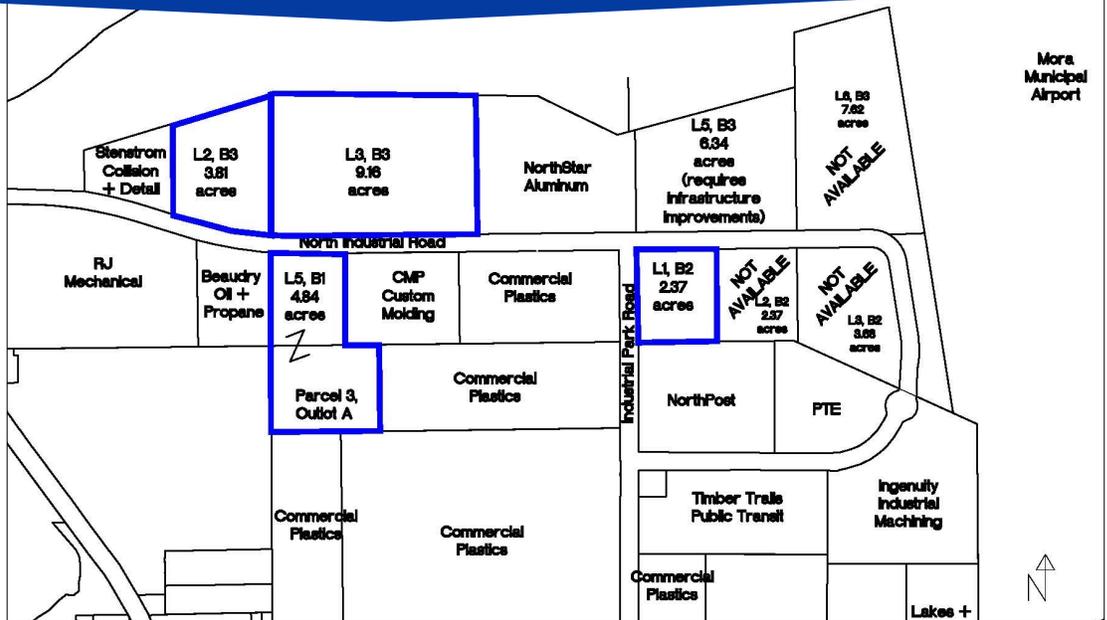


# FAST FACTS: MORA INDUSTRIAL PARK

## 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.
- Four 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 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.



### PRICE: \$12,500/ACRE

- Includes existing infrastructure: streets, lighting, storm drainage, water, sanitary sewer. Final prices negotiable based on economic benefits to community.

### POPULATION & LABOR FORCE (2022)

- Population:
  - Mora: 3,600
  - Kanabec County: 16,500
  - Region 7E: 173,900
- Labor Force
  - Kanabec County: 9,200
  - Region 7E: 87,900

### FIRE

- Fire Insurance Rating: 4

### UTILITY RATES (2023)

- Electricity: Industrial rate of \$.0781 per kWh plus demand rate of \$11.50 per kW
- Water: \$5.53 per 1,000 gallons
- Wastewater: \$8.63 per 1,000 gallons

### AVAILABLE 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

### TRANSPORTATION

- Immediate access to Hwy 65 & 23
- Road load factor: 9 tons
- Distance to airports:
  - Mora Municipal Airport: 0 miles
  - St. Cloud Regional Airport: 52 miles
  - MSP International Airport: 70 miles
  - Duluth International Airport: 100 miles

### EXISTING MAJOR PRODUCTS/SERVICES

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



City of  
**MORA**  
MINNESOTA  
A City for All Seasons

### For more information contact:

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