Lennox Industrial Park

LCEDA
Lincoln County Economic Development Association

Available Acres:	18.5 +/+	
Access:	SD Highway 17 & 44	
Water & Sewer:	City of Lennox	http://www.Lennoxsd.com/
Electric Service:	Xcel Energy	http://www.xcelenergy.com
Telephone & Data:	Knology	http://wwwknology.com/
	Midcontinent Communications	http://www.midcocomm.com/
Natural Gas:	MidAmerican Energy	http://www.midamericanenergy.com/

CONTACTS:	**Jeff Eckhoff**	**LCEDA**	**605.339.0103, toll-free 800.658.3373**	**jeffe@siouxflals.com**
	Alan Rops	**Lennox Area Development Corp.**	**605.647. 2603**	**grops@iw.net**
	Justin Weiland	**City of Lennox**	**605.647. 2286**	**lennoxcityadm@iw.net**

SITE	**Lennox Industrial Park**
HIGHWAY ACCESS	South Dakota State Highways 17 & 44 Four and one-half (4.5) miles W. of I-29
AVAILABLE LAND	18.5 +/- Acres
INFRASTRUCTURE	City water and sewer, industrial grade streets, natural gas, electric (3-phase) and telecom in place.
ZONING	Industrial
GOVERNANCE	City of Lennox
PRICE	TBD
INCENTIVES	Property tax abatement (20 / 40 / 60 / 80 / 100) Tax Increment Financing on qualifying projects
TRACK RECORD	Lennox Area Development Corporation has strong track record on offering incentives to companies. Examples include: • Ware Manufacturing [Parkview Metal Products] (Tax Increment Financing & Land) • Sioux Steel (Tax Increment Financing & Spec building) • Wilson Trailers (Tax Increment Financing)
MAJOR EMPLOYERS	• Koyker Manufacturing • Sioux Steel • Wilson Trailers • Great Plains Ethanol • Fusion Plastics

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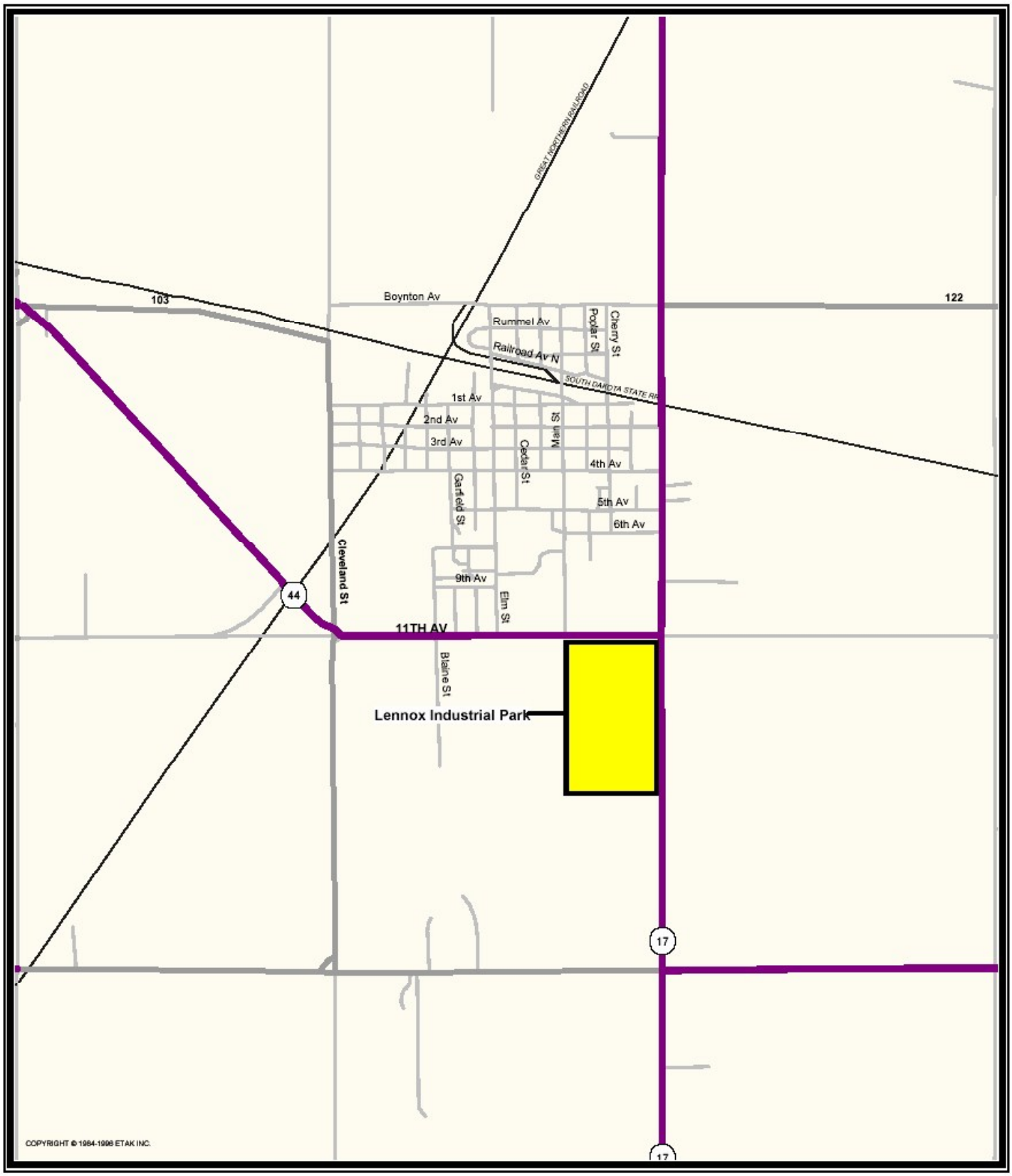

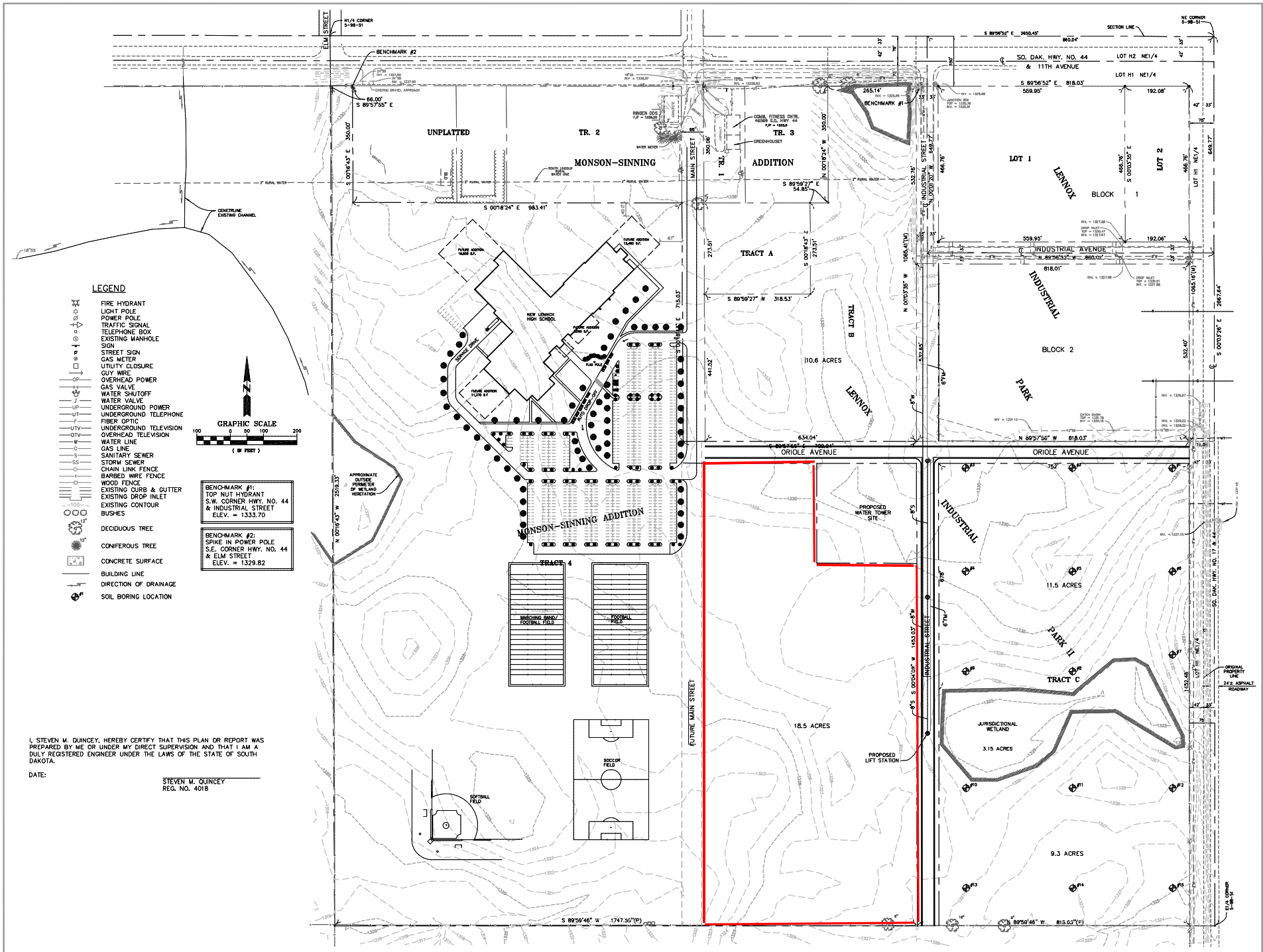

LEGEND

- FIRE HYDRANT
- LIGHT POLE
- POWER POLE
- TRAFFIC SIGNAL
- TELEPHONE BOX
- EXISTING MANHOLE
- SIGN
- STREET SIGN
- GAS METER
- UTILITY CLOSURE
- GUY WIRE
- OP — OVERHEAD POWER
- GAS VALVE
- WATER SHUTOFF
- J — WATER VALVE
- UP — UNDERGROUND POWER
- UT — UNDERGROUND TELEPHONE
- F — FIBER OPTIC
- UTV — UNDERGROUND TELEVISION
- OTV — OVERHEAD TELEVISION
- W — WATER LINE
- G — GAS LINE
- S — SANITARY SEWER
- SS — STORM SEWER
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- WOOD FENCE
- EXISTING CURB & GUTTER
- EXISTING DROP INLET
- 100 — EXISTING CONTOUR
- BUSHES
- 12" DECIDUOUS TREE
- 12" CONIFEROUS TREE
- CONCRETE SURFACE
- BUILDING LINE
- DIRECTION OF DRAINAGE
- #1 SOIL BORING LOCATION

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

BENCHMARK #1:
TOP NUT HYDRANT
S.W. CORNER HWY. NO. 44
& INDUSTRIAL STREET
ELEV. = 1333.70

BENCHMARK #2:
SPIKE IN POWER POLE
S.E. CORNER HWY. NO. 44
& ELM STREET
ELEV. = 1329.82

I, STEVEN M. QUINCEY, HEREBY CERTIFY THAT THIS PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

DATE:

STEVEN M. QUINCEY
REG. NO. 4018

BY: CNR, 16649.dwg,PROPOSED,SEP 03, 2004

REVISED:	
NO. DESC.	DATE

PREPARED FOR:
LENNOX AREA DEVELOPMENT CORPORATION

PROJECT DESCRIPTION:
PRELIMINARY PLAN
LENNOX INDUSTRIAL DEVELOPMENT
LENNOX, SOUTH DAKOTA

PROJECT NO.: 16649 | CREATED BY: CNR
APPROVED BY: SMQ | SURVEYED BY: PG

Engineering Solutions

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SHEET NO.:
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