

Sioux County Virtual Spec Building Orange City, Iowa



Building

Size: 50,000 sq ft.

Office space: 5,500 sq ft.

Expandable to 100,000 sq ft.

Ceiling: 24 to 34 ft.

4 loading docks

Construction timeline: 6 months (as proposed)



www.northwestiowa.com



Site

Size: 18.35 acres

Location: North of 460th Street and east of County Road K64 in Orange City, Iowa.

Gently rolling site.

Within 3 miles of State Highway 60 and 53 miles from Interstate 90.

Utilities

Natural Gas by Orange City Municipal Utilities

On-site: YES

Electricity by MidAmerican Energy

On-site: NO

Fiber Optic by Orange City Communications

On-site: YES

Phone/Comm./Television by Orange City Communications

T1 and T2 available

Water by Orange City Municipal Utilities

On-site: YES

Sanitary Sewer by Orange City Municipal Utilities

On-site: YES

Storm Sewer by Orange City Municipal Utilities

On-site: YES

Solid Waste by OC Sanitation

On-site: YES

OCDC, Inc.

125 Central Ave., SE
Orange City, Iowa 51041

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