# Plymouth County Virtual Spec Building Le Mars, 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)

#### Site

Size: 8.26 acres

Location: South of 24th St. SW near Lincoln Avenue SE in Le Mars, Iowa.

The proposed 27th Street borders the south side of the site.

Single-tracked, city-owned, industrial railroad spur borders the site on the east.

#### **Utilities**

Natural Gas by MidAmerican Energy On-site: NO
Electricity by NW REC On-site: NO

Fiber Optic/Phone/Comm/Television by Premier Fiber on-site: NO

Communications T1 and Metro Ethernet, T3 capable

Water by Le Mars Water Department On-site: NO
Sanitary Sewer by City of Le Mars On-site: NO
Storm Sewer by City of Le Mars On-site: NO
Solid Waste by Van's Sanitation and Recycling On-site: YES



www.northwestiowa.com



Le Mars Business Initiative Corporation

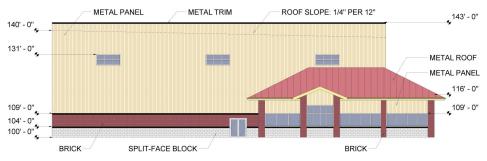
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