

# 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)



[www.northwestiowa.com](http://www.northwestiowa.com)



### 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 Communications

Fiber on-site: NO  
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

### Le Mars Business Initiative Corporation

50 Central Avenue SE  
Le Mars, Iowa 51031

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