O'Brien County Virtual Spec Building
Sheldon, 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: Part of the 70.39 acre Crossroads Industrial Park

Location: On Highway 18 near the Highway 60 interchange in Sheldon.

Utilities

Natural Gas by MidAmerican Energy	On-site: YES
Electricity by MidAmerican Energy	On-site: YES
Fiber Optic by HTC Communications	On-site: YES
Phone/Comm/Television by HTC Communications	T1 on-site
Water by City of Sheldon	On-site: YES
Sanitary Sewer by City of Sheldon	On-site: YES
Storm Sewer by City of Rock Rapids	On-site: NO
Solid Waste by De Kruif Disposal and Schwarz Sanitary Service	On-site: YES

NORTHWEST IOWA DEVELOPMENT

www.northwestiowa.com

Sheldon Chamber and Development Corporation

416 9th St., PO Box 276
Sheldon, Iowa 51201

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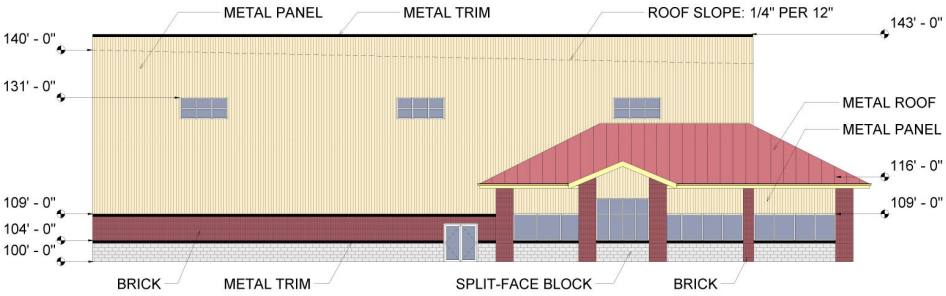
O'Brien County Smart Site
Sheldon, Iowa



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