

Lyon County Virtual Spec Building

Rock Rapids, 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)



411 1st Ave., PO Box 403



Site

Size: 34.4 acres

Location: N. 2nd Ave. near County Highway K52 Harrison Ave. in Rock Rapids, Iowa.

Direct access to State Highway 9.

Proposed future street planned to serve the seven available lots.

Zoned heavy industrial

Utilities

Natural Gas by Rock Rapids Municipal Utility

On-site: YES

Electricity by Rock Rapids Municipal Utility

On-site: YES

Fiber Optic by Premier Communications

On-site: YES

Phone/Comm/Television by Premier Communications and Hickory Tech

T1 on-site

Water by Rock Rapids Municipal Utility

On-site: YES

Sanitary Sewer by Rock Rapids Municipal Utility

On-site: YES

Storm Sewer by City of Rock Rapids

On-site: YES

Solid Waste by Town and Country Disposal, Inc.

On-site: YES

Rock Rapids Development Corporation

411 1st Ave., PO Box 403
Rock Rapids, Iowa 51246

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Lyon County Smart Site Rock Rapids, Iowa



www.northwestiowa.com



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