

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)

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



411 1st Ave., PO Box 403



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



**NORTHWEST
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