# 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 docksConstruction 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 Communica- tions 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 Ist Ave., PO Box 403



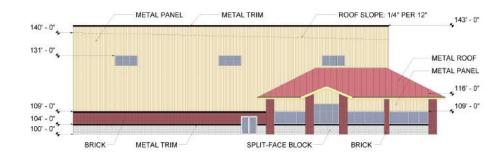
#### Rock Rapids Development Corporation

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# Lyon County Smart Site Rock Rapids, Iowa







www.northwestiowa.com



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