

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



www.northwestiowa.com



Sheldon Chamber and Development Corporation

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

Mark Gaul
 Phone: 712-324-2813
 E-mail: mgaul@sheldoniowa.com

O'Brien County Smart Site Sheldon, Iowa



**NORTHWEST
IOWA
DEVELOPMENT**

www.northwestiowa.com



Sheldon Chamber and Development Corporation

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

Mark Gaul
Phone: 712-324-2813
E-mail: mgaul@sheldoniowa.com

