

SPEC BUILDING

BRIDGEPORT WEST INDUSTRIAL PARK

325' x 150' shell spec building

Partnership of the City of Sioux City and H&R Construction.

Designed for maximum flexibility

Can be finished out to the buyer's specs.

Utilities Installed to the site

16" City water service and 15" City sanitary service front of the site.

Industrial electrical and gas services are available through MidAmerican Energy.

4.78 acres in the Bridgeport West Industrial Park

An adjacent 3.87 acres available.

Expansion of the facility can be accomplished on the southeast corner for an office addition as well as additional industrial space to the west.

Industrial Zoning

Zoned for more intensive industrial uses including manufacturing, fabrication and warehousing.



CONTACT - - - - -



Sioux City Economic Development Department

www.locatesiouxcity.com

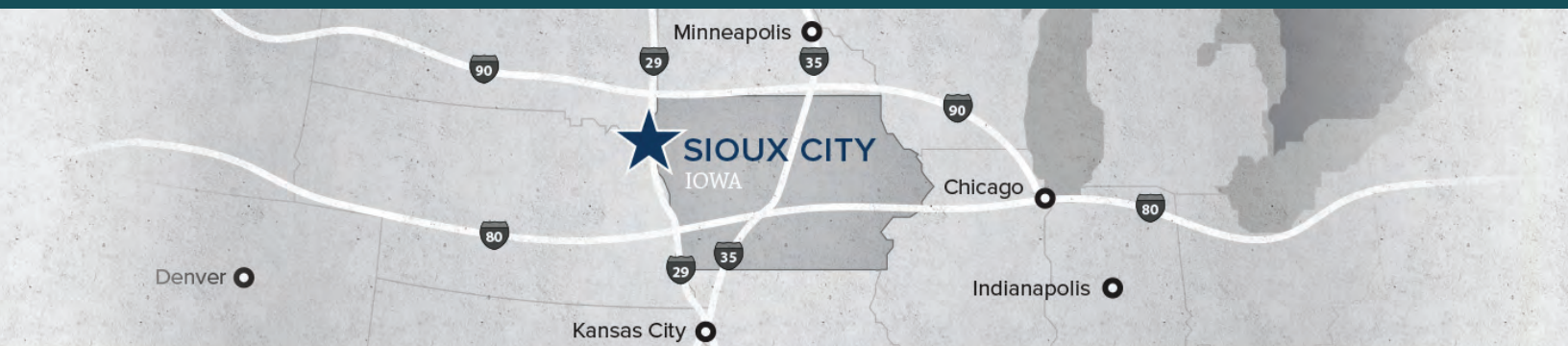
712-224-5500

mdougherty@sioux-city.org



SPEC BUILDING DETAILS

- 4.78 acre site/building expandable
- Additional 3.87 city-owned acres adjacent available and 8 acres privately owned for future expansion
- 50,000 sq. ft. new construction
- 30 ft. ceiling height
- Will accommodate up to 5 loading dock positions at 4' height
- 24 ft. insulated side walls
- Shell without floor
- Designed for a 12 PSF roof collateral load
- Industrial scale utility infrastructure
- Adjacent to new \$264 million Seaboard Triumph Foods plant under construction
- Close proximity to I-29



SIoux CITY, IOWA

Trade Area: 250,000

Median Age: 34.7

Total Household Income: \$52,538

Average Family Size: 3.13

Sioux City is the largest city in western Iowa and a regional hub for shopping, healthcare and entertainment in the tri-state area of Iowa, Nebraska and South Dakota