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Sioux City Economic Development Department

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Business Parks

Sioux City offers many opportunities for business relocation and expansion.

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https://locatesiouxcity.com/sites/default/files/images/77644-LOGO_SOUTHBRIDGE_SIOUX_CITY_Black.jpg



The Southbridge Business park is the Upper Midwest's premier location for large-scale industrial and commercial projects. Located on the southern edge of Sioux City, Iowa, between the Missouri River and Interstate 29, the entire Southbridge area encompasses nearly 10,000 acres of flat, developable land. An extensive planning effort by the City of Sioux City and its partners resulted in the annexation of approximately 400 acres prime for development. An investment of more than \$50 million was made to assist with the construction of vital utility infrastructure resources including a new water treatment plant, an electrical substation and newly paved streets. Sabre Industries has invested \$28 million into their expanded operations on a 150-acre site in Southbridge. In addition, a new rail drop and pull yard with unit train capacity was completed in January 2016 and is available. The 120-acre ?27 Flags? site, located within Southbridge, was designated as shovel-ready through the Iowa Certified Site Program in 2019.

[Experience Southbridge - Video](#)

[View Southbridge Business Park Flyer](#)

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Expedition Airport Business Park offers more than 100 acres of outstanding class A property in the southern area of Sioux City next to the Sioux Gateway Airport. Lots in this development range in size from 1 acre up to 12 acres and include building covenants to ensure quality development. Infrastructure is in place and sites are shovel-ready for development. Current businesses include Century Link, Fed Ex Ground, Titan Machinery and Jacobson Companies.

[View Expedition Airport Business Park Details](#)

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The 215-acre Yards I-29 Business Park offers 40 acres of shovel-ready land for biotech, food processing and industrial development. Located adjacent to I-29, near Business Highway 75, and along the Union Pacific and Burlington Northern rail lines, the Yards offers the ideal location for growing companies. Current businesses include Global Foods, Curly's Foods, Van Meter Industrial, Echo Electrical Supply and Johnstone Supply.

[View Yards-I-29 Business Park Flier](#)

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Located north of the Sioux Gateway Airport along the Missouri River, Bridgeport West is a 259-acre site that received "site certification" status from the site selection consultants at CH2MHill and meets established industrial criteria for size, location zoning, environmental and soil conditions and utilities. A \$300 million state-of-the-art pork processing plant was completed in 2018 by Seaboard Triumph Foods. Additionally, a new 50,000 sq. ft. spec building was built on 4.78 acres of land adjacent to Seaboard Triumph Foods and is home to Tritz Pallet.

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Developed by the City of Sioux City and its development partners, Bridgeport Industrial Park offers a variety of privately-owned industrial development sites ranging from 10-30 acres in size. All sites include superb access to Interstate 29, industrial-scale utilities, UP rail service and close proximity to Sioux Gateway Airport. Businesses in Bridgeport include All Power, Bekins Logistics, Cloverleaf Cold Storage and Sioux City Compressed Steel.

Due to the rapid growth in the Bridgeport Industrial area, the city is working with the IDOT to construct over \$13 million of street improvements by 2019. The link below provides preliminary information on the planned improvements.

[View Transportation Improvements](#)

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Located in the geographic center of the city, the Hoeven Valley is 5 miles long and 1 mile wide with three class A railroads serving the area. Hoeven Valley is home to more than 120 businesses including Knife River, Cargill, Radius Steel and Sioux City Foundry, among others.

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