

Cherokee County Virtual Spec Building, Cherokee 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: 35 acres
 Location: Intersection of Highway 59 and 545th Street Borderline Drive, Cherokee, Iowa
 Quick access to US Highway 59
 Potential rail access just south of the site
 Cherokee Airport is immediately across US Highway 59
 City of Cherokee provides water and sanitary sewer service
 Both natural gas and electrical services are adjacent to the site.

Utilities

Natural Gas by Alliant Energy	On-site: YES
Electricity by MidAmerican Energy	On-site: YES
Fiber Optic by Century Link	On-site: NO
Phone/Comm/Television by Century Link	T1 and T2 on-site
Water by City of Cherokee	On-site: YES
Sanitary Sewer by City of Cherokee	On-site: YES
Storm Sewer by City of Cherokee	On-site: NO



Cherokee Area Economic Development

201 West Main Street
Cherokee, IA 51012

Mark Buschkamp
 Phone: 712-225-5739
 E-mail: mark@cherokeeia.com

Cherokee County Smart Site Cherokee, Iowa



**NORTHWEST
IOWA
DEVELOPMENT**

www.northwestiowa.com



Cherokee Area Economic Development

201 West Main Street
Cherokee, IA 51012

Mark Buschkamp
Phone: 712-225-5739
E-mail: mark@cherokeeia.com

