

# 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)



[www.northwestiowa.com](http://www.northwestiowa.com)



## 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

On-site: YES

Sanitary Service

## Sheldon Chamber and Development Corporation

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

Curt Strouth  
Phone: 712-324-2813  
Email: [cstrouth@cityofsheldon.com](mailto:cstrouth@cityofsheldon.com)

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