

# STATE OF-THE-ART FORMER USDA FOOD PRODUCTION FACILITY FOR SUBLEASE

803 N. Derby Lane, North Sioux City, South Dakota

**PROVEN RESULTS**



**Subsidized rent, well below contract rate**

**Low utility rates**



**± 49,346 sq. ft. of high quality Food production space**

**Available Immediately**

**NAI LeGrand & Company**

Commercial Real Estate Services, Worldwide.

**Committed to Siouxland. Connected to the World.**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

#### Contact information

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Over 20 yrs experience leasing and selling in the tri-state area

# MODERN FOOD PRODUCTION FACILITY

North Sioux City, South Dakota

## North Sioux City, South Dakota (Part of Sioux City MSA)

### MSA:

Sioux City MSA was recently ranked #1 under 200,000 population for economic development for the third time in the past six years.

### Workforce:

Readily available educated workforce within 30 minute drive; competitive wages.

### Major Area Employers:

Siouxland tri-state area is home to Tyson Foods, CF Industries, Wells Blue Bunny, Alorica, Stream Global Services, Sabre Industries, and many other successful companies.

### Incentives:

State incentive programs available for new jobs and equipment.

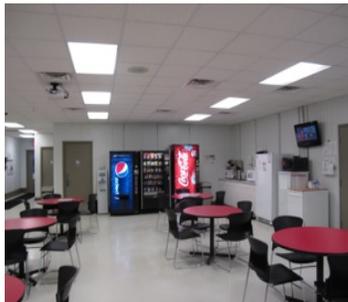
### Zoning:

Light Industrial.

### Transportation:

Located on I-29 between Sioux Falls, SD and Omaha, NE within 1 hour drive to each of I-90 and I-80

Convenient to public refrigerated warehousing with rail service



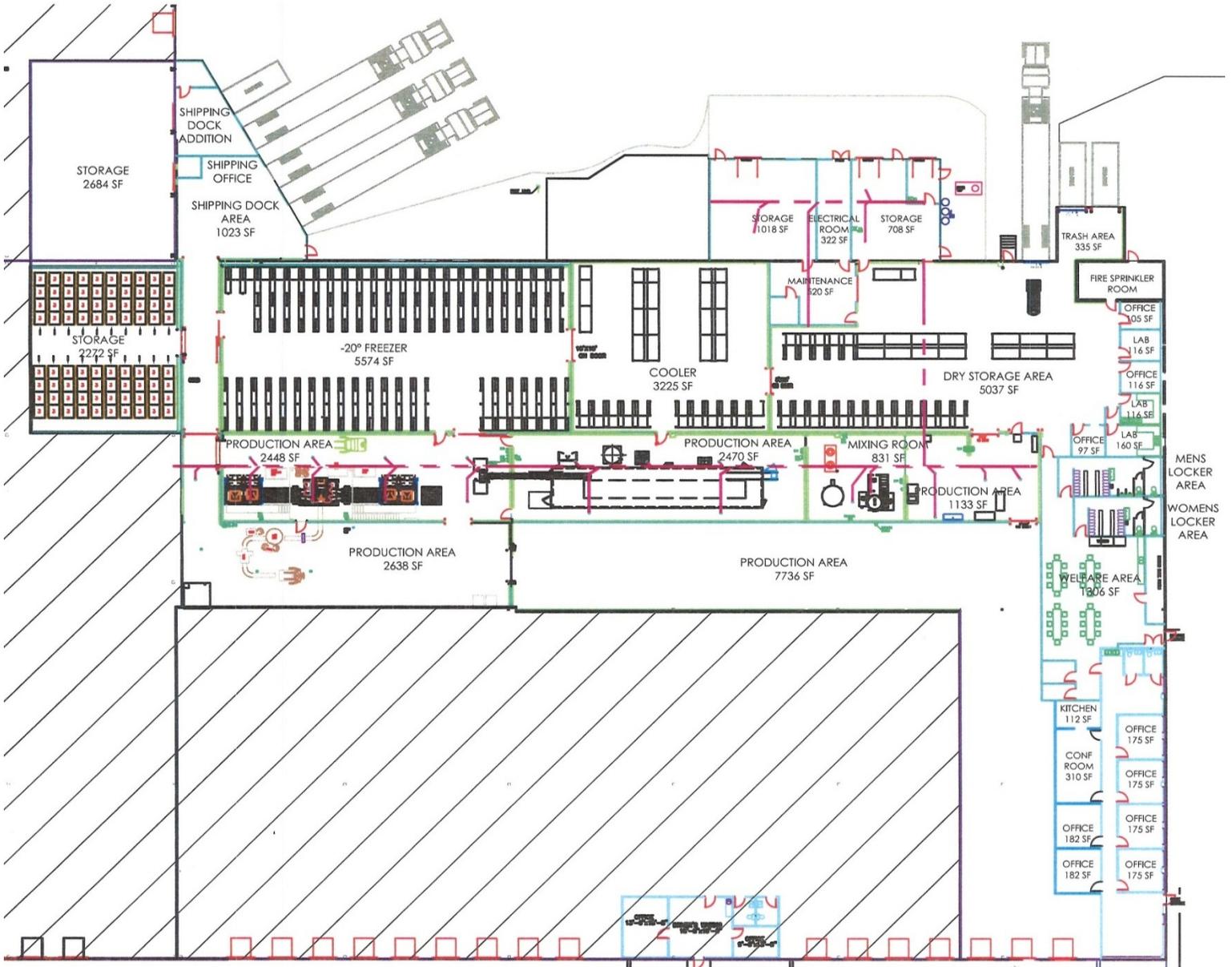
## Building Features:

- ± 49,346 sq. ft. available in a 24' clear height facility
- Modern ammonia refrigeration system with integrated computer controls
- Two (2) 350 hp high stage compressors and one (1) 200 hp booster compressor
- Freezers, cooler and dry storage space, all with pallet racking
- Two (2) King Air high capacity make-up air units
- IMP walls and ceilings
- 480/3 phase 4000 amp service with additional 600 amp service
- Two (2) Quincy air compressors with air dryer
- 150 hp boiler
- Floor drains
- Seven (7) Dock doors
- Three (3) Overhead doors
- Nicely finished and furnished office/welfare areas (approx 6,211 sq. ft.)
- Separately demised chemical storage area
- 100% wet fire protection system throughout with dry pendants in freezer

## Site Description:

- Approximately 10 acres, level topography
- MidAmerican gas and electric
- Water main 12"/Service line 4"/70 psi
- Two-stage waste pre-treatment and grease traps from mfg. portion of the building flow to 6" service lines
- Concrete paved parking for 45 vehicles (expandable) together with extensive truck access
- Attractive landscaping with an underground sprinkler system
- Just off I-29, Exits 2 & 4

# Efficient floor plan offering excellent building flow



**Racked Storage**



**Maintenance/Stg.**



**Electrical Room**



**Cooler**



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Return Service Requested

## SUBLEASE OPPORTUNITY FORMER SARGENTO PLANT



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