



Cherokee South Industrial Park

Cherokee, Iowa
Available acres: 99.4

Property and area

Cherokee is centrally located in the northwest quadrant of Iowa and is the county seat for Cherokee County. Access to the site is convenient with the recent expansion of U.S. Highway 20 into a 4-lane highway across Iowa. Access to U.S. Highway 20 is via U.S. Highway 59 and is 18 miles from the site. The Cherokee Regional Airport is located very near to the site. The main line for the Canadian National Railroad runs adjacent to the property and it is possible to extend a rail spur into the site in order to provide rail service.

The Cherokee county labor market is estimated to be approximately 63,500 workers with manufacturing being the largest private industry sector with 9,750 workers.

Site details

Available acres: 99.4

Topography: Gently rolling

Zoning: Heavy industrial

Site certification: Certified as developable, rail served site by Quest Site Solutions/McCallum Sweeney Consultants

Setting: Located on the south side of Cherokee, Iowa and adjacent to the south of a meat packing plant

Within city limits: Yes

Utilities

Electric: MidAmerican Energy

Gas: Alliant Energy/Northern Natural Gas

Telecommunications: C-M-L Telephone

Sewer distribution: City of Cherokee

Water distribution: City of Cherokee

Transportation

Nearest interstate: Interstate 29 (59.8 miles)

Nearest four-lane highway: U.S. Highway 20 (18 miles)

Nearest commercial airport: Sioux Gateway Airport, Sioux City, Iowa (60.1 miles)

Rail served: Possible – Canadian National Railroad



CHEROKEE SOUTH INDUSTRIAL CENTER

South Lake Street
Cherokee, Iowa

OFFERING

Sale price: \$30,000 per acre