

ORANGE CITY, IA 51041

1401 8th Street SE

FOR SALE | NEGOTIABLE

PROPERTY OVERVIEW

30,719 SF INDUSTRIAL | 2.63-ACRES

This industrial facility offers a strong foundation for manufacturing, assembly, or specialized industrial use, including a certified ISO Class 7 cleanroom with dedicated ISO Class 8 gowning anteroom. Well-positioned within Sioux County's stable industrial market, the space is move-in ready for medical device, biotech, pharmaceutical, or precision manufacturing tenants.



THE
BROOKSHIRE
COMPANY

Data sheet

SITE & ZONING

USE	OFFICE & LIGHT MANUFACTURING
ZONING	I-1 LIGHT INDUSTRIAL
OUTSIDE STORAGE	NONE CURRENTLY
PARKING	123 SPACES

PROPERTY ACCESS

HIGHWAY ACCESS	LOCATED ALONG HIGHWAY 10 WITH ACCESS TO STATE HIGHWAY 60 (4-LANE HIGHWAY)
AIRPORT DISTANCE	8.2 MI TO SIOUX COUNTY REGIONAL APPROXIMATELY 55 MI TO SIOUX FALLS REGIONAL

BUILDING OVERVIEW

CONSTRUCTION	STANDING SEAM METAL
SURROUNDING BUILDINGS	RETAIL & SERVICE — NEWER CONSTRUCTION
STREET EXPOSURE	EXCELLENT
SIGN EXPOSURE	EXCELLENT MONUMENT SIGNAGE
TOTAL BUILDING SQ FT	35,106 SQ FT (APPROXIMATE)
OFFICE	9,500 SQ FT
BREAKROOM / SHOWROOM	432 SQ FT
PRODUCTION	8,650 SQ FT
WAREHOUSE	15,000 SQ FT
MEZZANINE	1,200 SQ FT
CONFERENCE ROOM	306 SQ FT
FLOOR LAYOUT	PRIMARILY SINGLE-STORY WITH MEZZANINE OFFICE

CEILING HEIGHTS

OFFICE	8'-10'
PRODUCTION	14'
WAREHOUSE	14'
MEZZANINE / OTHER	10'

HVAC & MECHANICAL

OFFICE AC	YES - 100%
PRODUCTION AC	YES - 100%
WAREHOUSE AC	YES - 100%

LIGHTING

OFFICE	FLUORESCENT & LED
PRODUCTION	FLUORESCENT
WAREHOUSE	FLUORESCENT
COLUMN SPACING	PRIMARILY CLEAR SPAN
ROOF CONSTRUCTION	STANDING SEAM METAL; RUBBER MEMBRANE WHERE MECHANICAL IS INSTALLED

ELECTRICAL

TOTAL AMPS	800 AMPS
VOLTAGE	240V / 120V
PHASE	3-PHASE
WIRE	4 WIRE

GAS

PROVIDER - ORANGE CITY

4" MAIN ALONG 8TH STREET
1" SERVICE TO THE BUILDING
50 PSI PRESSURE

WATER & SEWER

PROVIDER - ORANGE CITY

8" MAIN BETWEEN CQ AND DOLLAR FRESH
12" SEWER MAIN ALONG 8TH STREET
4" MAIN FOR THE SEWER SERVICE TO BUILDING
1" WATER SERVICE MAIN TO BUILDING

CERTIFIED CLEANROOM

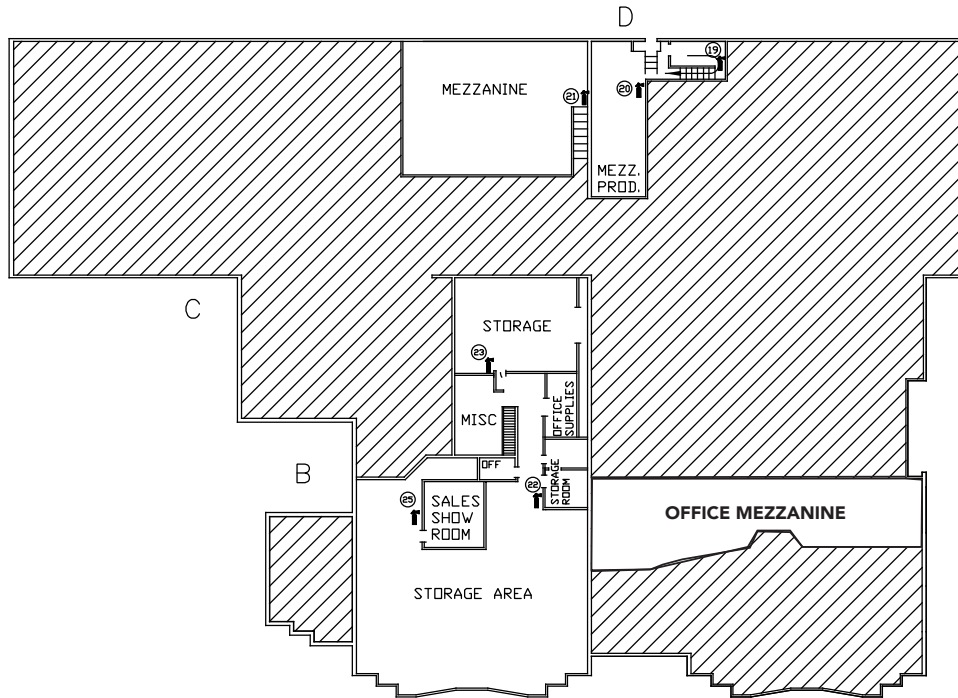
SPECIFICATIONS	11' x 15' PRODUCTION CLEANROOM (ISO CLASS 7) WITH ADJACENT 6' x 11' ISO CLASS 8 GOWNING ROOM.
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LOADING & DOCK

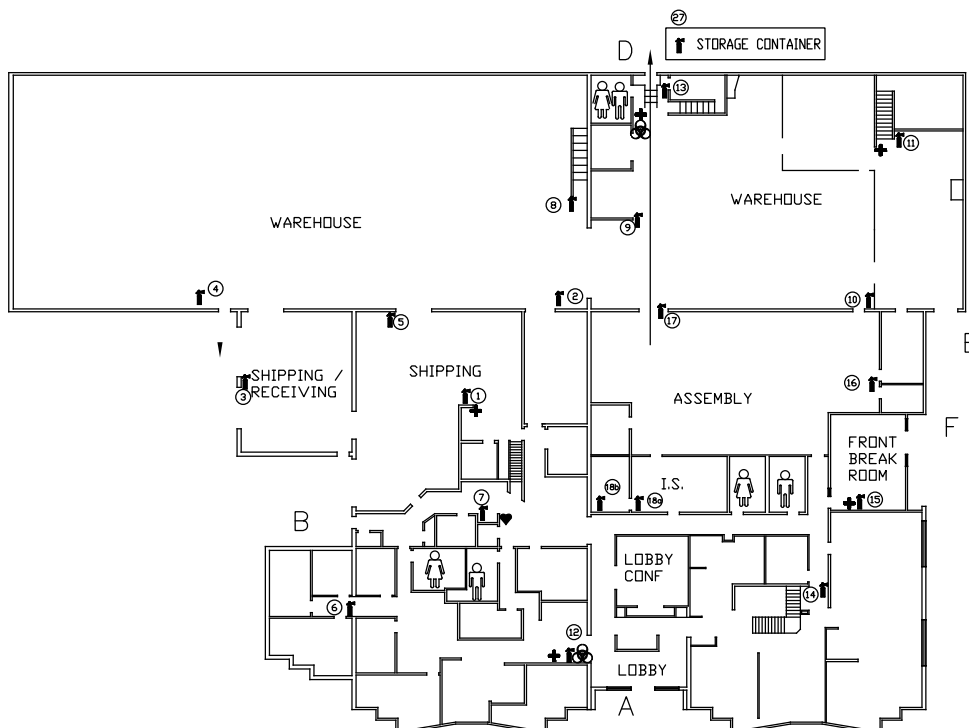
DOCK & DRIVE-IN LOCATION	WEST SIDE
DOCK DOORS	1 PLATFORM DOCK WITH 10' x 12' DOOR ACCESS
DRIVE-IN DOORS	TWO - 12' x 12'

Floor plan

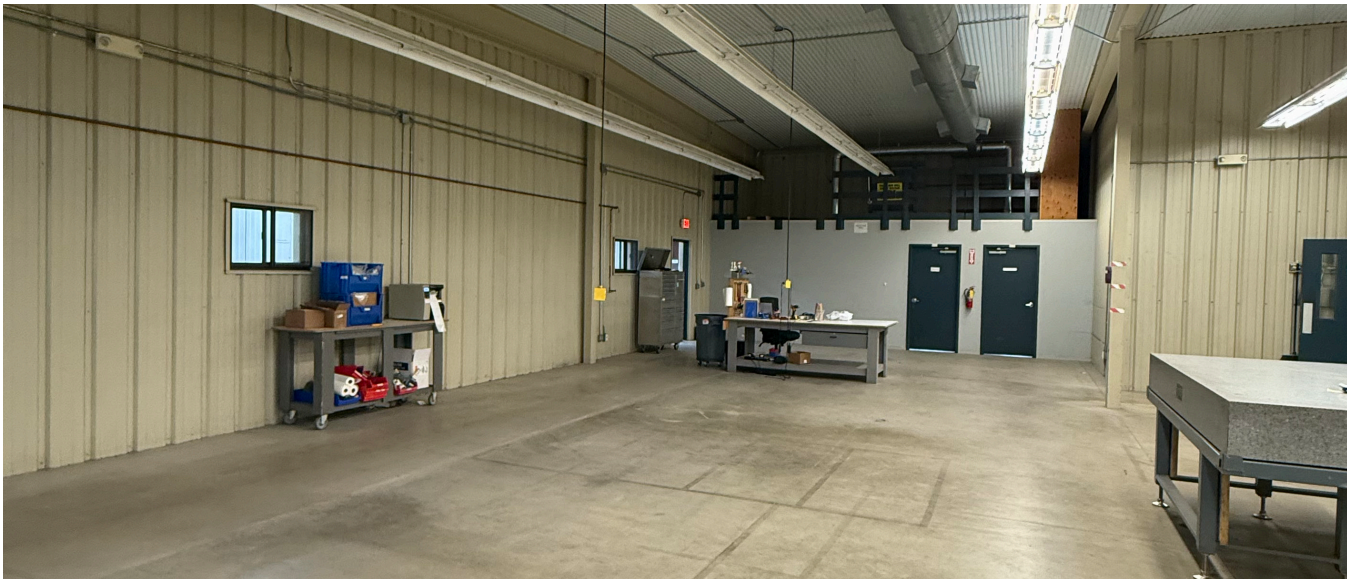
UPPER LEVEL



LOWER LEVEL



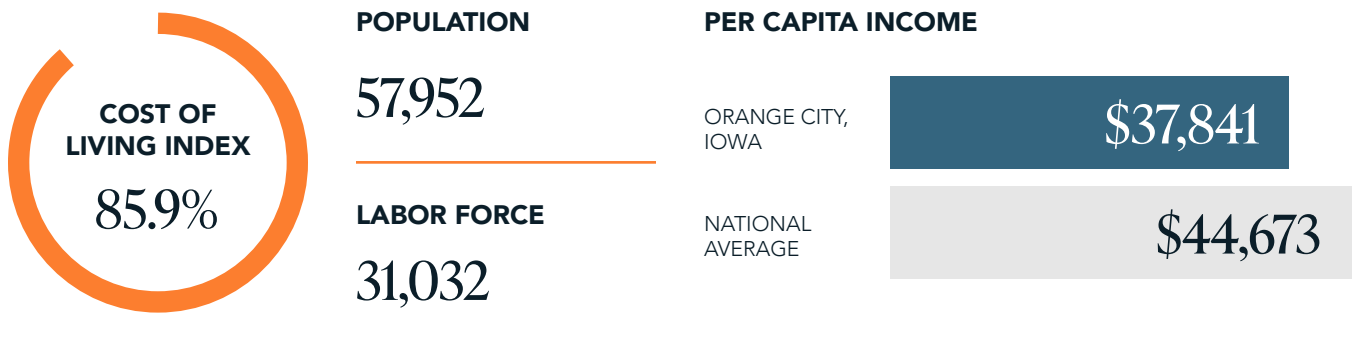




Labor snapshot

Our Analytics empower us to isolate critical labor, economic, and demographic data within a defined radius, tailored to meet your specific needs.

Using drive-time radii, we can precisely identify locations that align with your business objectives. The example displayed highlights a 30-minute drive-time radius, but our analysis can adapt to any timeframe and location(s).



MEDIAN HOME VALUE

DRIVE TIME
MEDIAN HOME
VALUE

\$228,402

NATIONAL
MEDIAN HOME
VALUE

\$332,700

TOP REPRESENTED INDUSTRIES

- Food Manufacturing
- Machinery Manufacturing
- Plastics and Rubber Manufacturing

WORKFORCE AVAILABILITY

TITLE	CURRENT WORKFORCE AVAILABLE IN PAY RANGE	WAGE RANGE HOURLY
PRODUCTION SUPERVISORS	89	\$32 - \$36
TEAM ASSEMBLERS	260	\$22 - \$26
FOOD BATCHMAKERS	107	\$22 - \$26
PACKAGING AND FILLING MACHINE OPERATORS	247	\$20 - \$24
LABORERS AND MATERIAL MOVERS	314	\$22 - \$26

Please note that the statistics provided are a representation of our data capabilities for the labor market in the selected region and do not guarantee the availability of labor or its suitability for the company's needs. Contact Brookshire for a more detailed, industry-specific labor analysis.

We Help Companies Succeed and Communities Thrive®



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