



Location Overview

- › Located in North Sioux City, South Dakota, which has one of the best business climates in the nation
- › Anchor of Gateway Business Park known as “Telecom Alley”
- › No corporate or personal income tax, personal property tax, business inventory tax or inheritance tax
- › Parcels rectangular in shape
- › #1 in Forbes Magazine for Best States for Business in Overall Costs
- › #2 in CNBC’s America’s Top States For Business-Business Friendliness

Pricing

- › Prices are subject to offer
- › Lease rate (industrial gross) \$4.50-\$10 PSF

Features

Brilliant 520,689 total SF building in the heart of Telecom Alley of Gateway Business Park just outside of North Sioux City, South Dakota.

