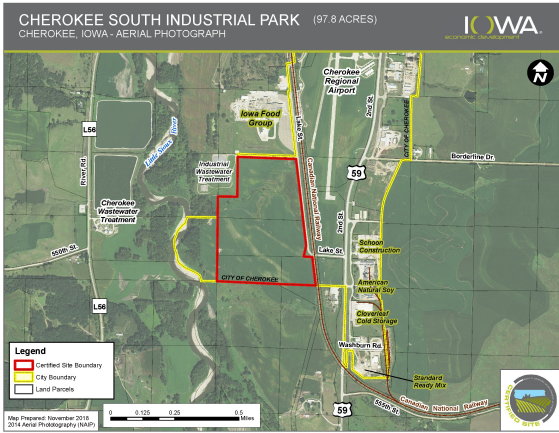


Cherokee South Industrial Park

SW Edge of City, off of Lake Street | Cherokee, IA | US | Cherokee County

Available Acres: 97.8 |



Property and Area Description

The Cherokee South Industrial Site is located on the south edge of Cherokee which is centrally located in the northwest quadrant of the State of Iowa. It is comprised of 99.4 acres of which 74.7 acres have been certified for industrial development. In addition, a main line for the Canadian National Railroad is located on the east edge of the site and a rail spur can be extended into the site. As a result, this site was certified as a rail served site. The site is zoned Heavy Industrial and a zoning change will not be required. Located 18 miles to the south, U.S. Highway 20 was completed in November 2018 making it a 4-lane highway across Iowa from Sioux City to Dubuque. All major utilities are located adjacent to the site and have sufficient capacity to serve industries ranging from advanced manufacturing to warehousing and transportation to value-added agriculture and food processing. Cherokee's economy is growing and becoming more diverse. We look forward to working with any businesses exploring the exciting opportunities Cherokee has available!

Zoning:	Industrial-Heavy
Topography:	Flat
Setting:	Industrial Park
Within City Limits:	Yes
Last Updated:	Jul 2, 2024

Population



Source: ESRI®, 2024

Economic Development Contact

Jana Utesch
Cherokee Area Economic Development
201 W. Main St.
Cherokee, IA 51012
(712) 225-5739 | Director@cherokeeia.com

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: US20 (18.00 mi.)

Nearest Interstate: I29 (77.68 mi.)

Ingress/Egress Notes: The street light at the north intersection of Lake Street and US Highway 59 regulates traffic south bound from the city of Cherokee on US Highway 59. It also controls all traffic on Highway 59 to provide safe ingress onto the highway from Lake Street.

Nearest Airport: Cherokee Regional Airport (1.00 mi.)

Nearest Commercial Airport: Sioux Gateway Airport (60.00 mi.)

Rail Served: Yes

Rail Served By: Other

Rail Type: Greenfield

Rail Accessible: Yes

Rail Infrastructure in Place: No

Utilities

Electric: MidAmerican Energy Company

Natural Gas: Alliant Energy

Water: City of Cherokee

Sewer: City of Cherokee

Telecommunications: C-M-L Telephone

