



IMMEDIATELY AVAILABLE

Sites available with all environmental studies and site condition reports

OPPORTUNITY FOR LARGE SCALE DEVELOPMENT

Industrial scale infrastructure in an area up to 10,000 acres

IDEAL LOCATION

Immediate access to the Sioux Gateway Airport and Interstate 29, with rail service available

COMPETITIVE BUSINESS ASSISTANCE PACKAGES

Including financial assistance, such as investment tax credits & wage credits

INDUSTRIAL TARGETS

Advanced manufacturing, biotechnology, data centers, food processing and wind energy



SOUTHBRIDGE **BUSINESS PARK**

The Southbridge Business Park is the Upper Midwest's premier location for large-scale industrial and commercial projects. Located on the southern edge of Sioux City, Iowa, between the Missouri River and Interstate 29, the entire Southbridge area encompasses nearly 10,000 total acres of flat, developable land.

An extensive planning effort by the City of Sioux City and its partners has resulted in the annexation of approximately 400 acres prime for industrial development. An investment of more than \$50 million has been made to assist with the construction of vital utility infrastructure resources including a new water treatment plant, electrical substation, newly paved streets and a new drop and pull yard serviced by Union Pacific Railroad.



Economic Development
PO Box 447
405 6th Street
Sioux City, IA 51102
712-224-5500
LocateSiouxCity.com