



HIGH POINT COMMERCIAL PARK

FLEX SPACE & STORAGE

1709 US Highway 20 Lawton, IA 51030

www.highpointcommercialpark.com

email: leasing@highpointcommercialpark.com

50,000 Sq Ft NEWLY RE-MODELED Warehouse & Office

Details

Now available — a spacious and versatile 50,000 sq ft warehouse with located at High Point Commercial Park on Highway 20, just 3 miles east of Menards in Sioux City, IA!

This premium industrial space is perfect for warehousing, manufacturing, distribution, fleet storage, or a growing business needing room to expand.



Warehouse Space Features \$8/ft/yr

50,000 sq ft of open warehouse space.

2 loading docks with ability to add a 3rd.

3 additional overhead drive in doors.

18 ft ceilings

10 Ton Overhead Inside Crane

Heated

Secure gated facility with controlled entry

Water included (gas & electric separately metered)

Outdoor Parking & Yard Space Available



Office Amenities \$9/ft/yr

Air Conditioned & Heated

Multiple Stall Men's & Women's Bathrooms

Conference Room

Open Office Space

3 Private Offices with Doors and Windows

Large Kitchen/Break Room

Option to Add 2nd Floor Office Space (+ sq ft)

These amenities make it easy to operate your business comfortably from one location.



Optional Add-Ons

High-speed internet service

Individual security system for the unit

Air conditioning



Location High Point Commercial Park

Highway 20 — 3 miles east of Menards, Sioux City, IA



Contact For details, pricing, or a tour, call or text Eric at 712-870-1742