

Industrial

For Sale & Lease

Light Manufacturing & Distribution Facility

515 Pavonia Street Sioux City, IA 51101



For Sale & Lease

30,869 SF | \$2,500,000 | \$7.25 SF/yr
Industrial



Property Description

Constructed of both rigid steel frame and concrete block, this building offers a reception area, large cubicle area that is surrounded with five (5) conference rooms, four (4) private offices, and multiple storage closets (including two large storage mezzanines on each side of the building). There are multiple office areas that can accommodate several workstations. In the rear, there are three (3) drive in doors and one dock door. The ceilings are 18' high to the bottom of the roof rafter. Zoned for light manufacturing.

Location Description

Located at the intersecting streets of 6th & Pavonia Streets

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Location Information

Street Address	515 Pavonia Street
City, State, Zip	Sioux City, IA 51101
County	Woodbury
Cross-Streets	6th St

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	GI
Lot Size	1.96 Acres
APN #	894727327006
Lot Frontage	200 ft
Lot Depth	427 ft
Corner Property	Yes
Traffic Count	7600
Traffic Count Street	6th St
Traffic Count Frontage	427

Building Information

Building Size	30,869 SF
Occupancy %	0.0%
Tenancy	Single
Year Built	1972
Year Last Renovated	2005
CAM	\$2.05 SF

Parking & Transportation

Parking Type	Structure
Parking Ratio	2.49
Number of Parking Spaces	77

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400 Gold Circle, Suite 120
Dakota Dunes, SD 57049
712 224 2727 tel
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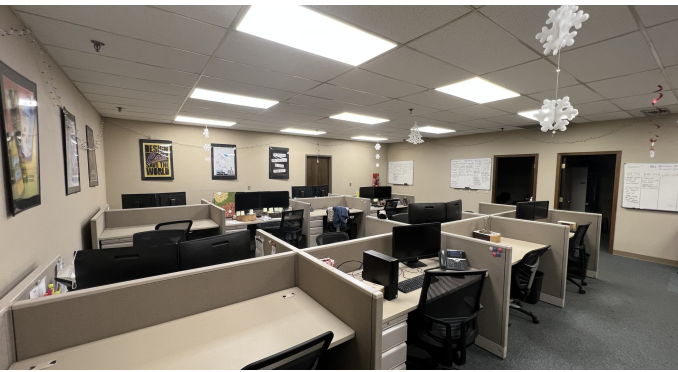
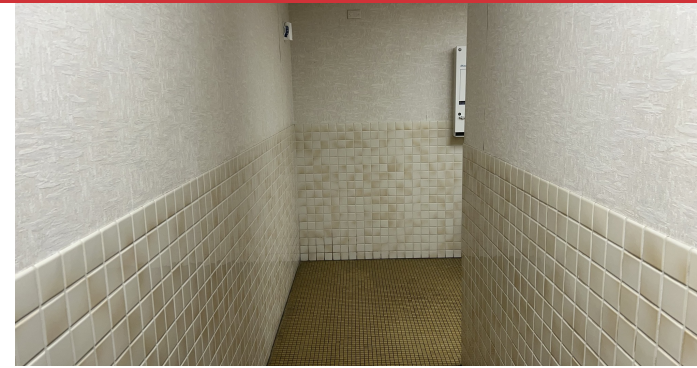
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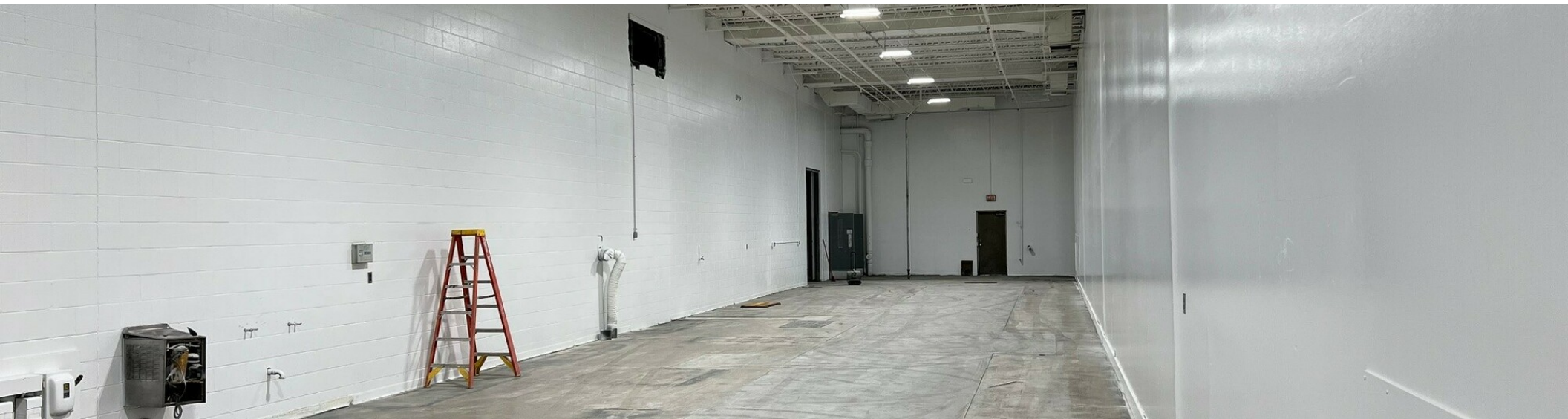
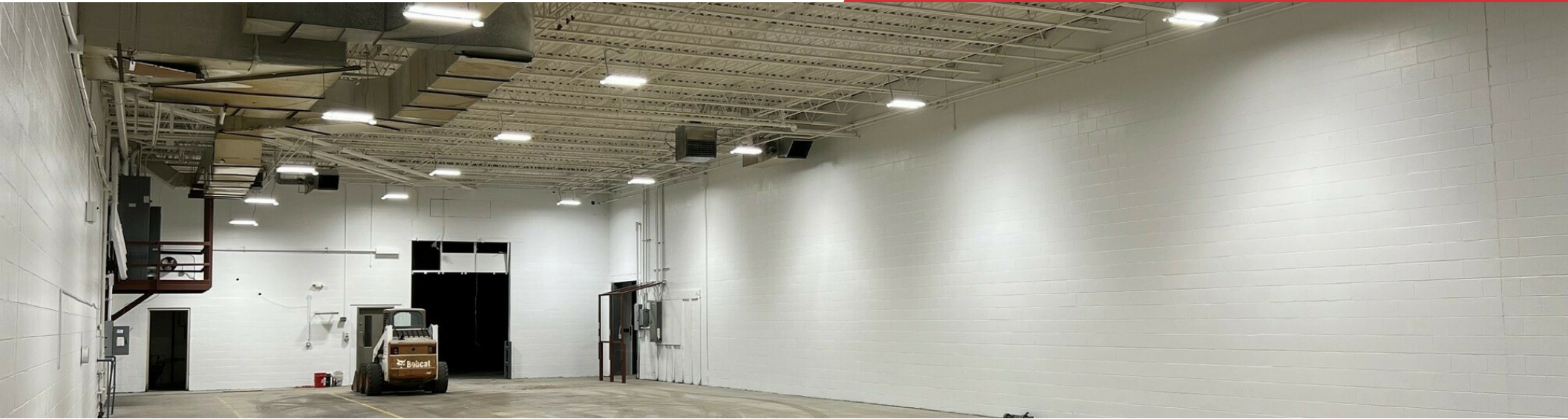
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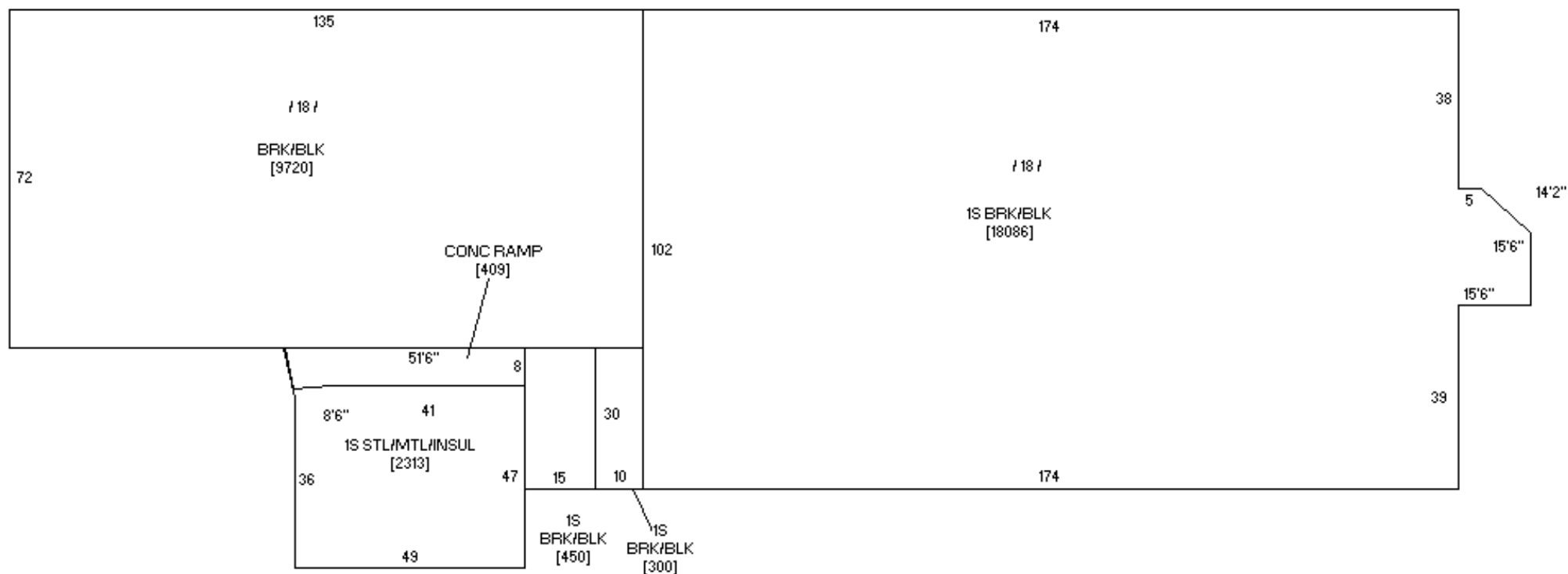
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Population	1 Mile	2 Miles	3 Miles
Total Population	5,589	31,516	66,564
Average Age	32.0	31.1	32.7
Average Age (Male)	31.9	32.8	32.7
Average Age (Female)	32.4	30.5	33.8
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	2,552	12,762	26,948
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$47,771	\$55,191	\$60,844
Average House Value	\$62,797	\$86,709	\$106,348

2020 American Community Survey (ACS)

