

Industrial Space

For Lease

815 F Street South Sioux City, NE 68776



For Lease

10,000 - 20,000 SF | \$5.50 SF/yr
Industrial Space



Property Description

16" clear heated warehouse with access to 5 docks; 4 east-facing and one south-facing with an exterior forklift ramp. The column spacing is 30' x 30' throughout. Since this was a former window plant, there is plenty of power. Common access to restrooms and break room. 2,700 SF office area with 3 private offices and 6,300 SF mezzanine office area with many private offices also available for lease. Price includes property tax, insurance and CAM. \$0.50 psf utility estimate for warehouse use.



Location Description

Just minutes from Interstate 29 over bridge to Iowa.

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Location Information

Building Name	Former Gerkin Window Plant
Street Address	815 F Street
City, State, Zip	South Sioux City, NE 68776
County	Dakota
Market	Sioux City Metro
Sub-market	South Sioux City

Building Information

Building Size	94,000 SF
Building Class	A
Tenancy	Multiple
Year Built	1961
Column Space	30 ft
Free Standing	Yes
Office Buildout	Warehouse

Property Information

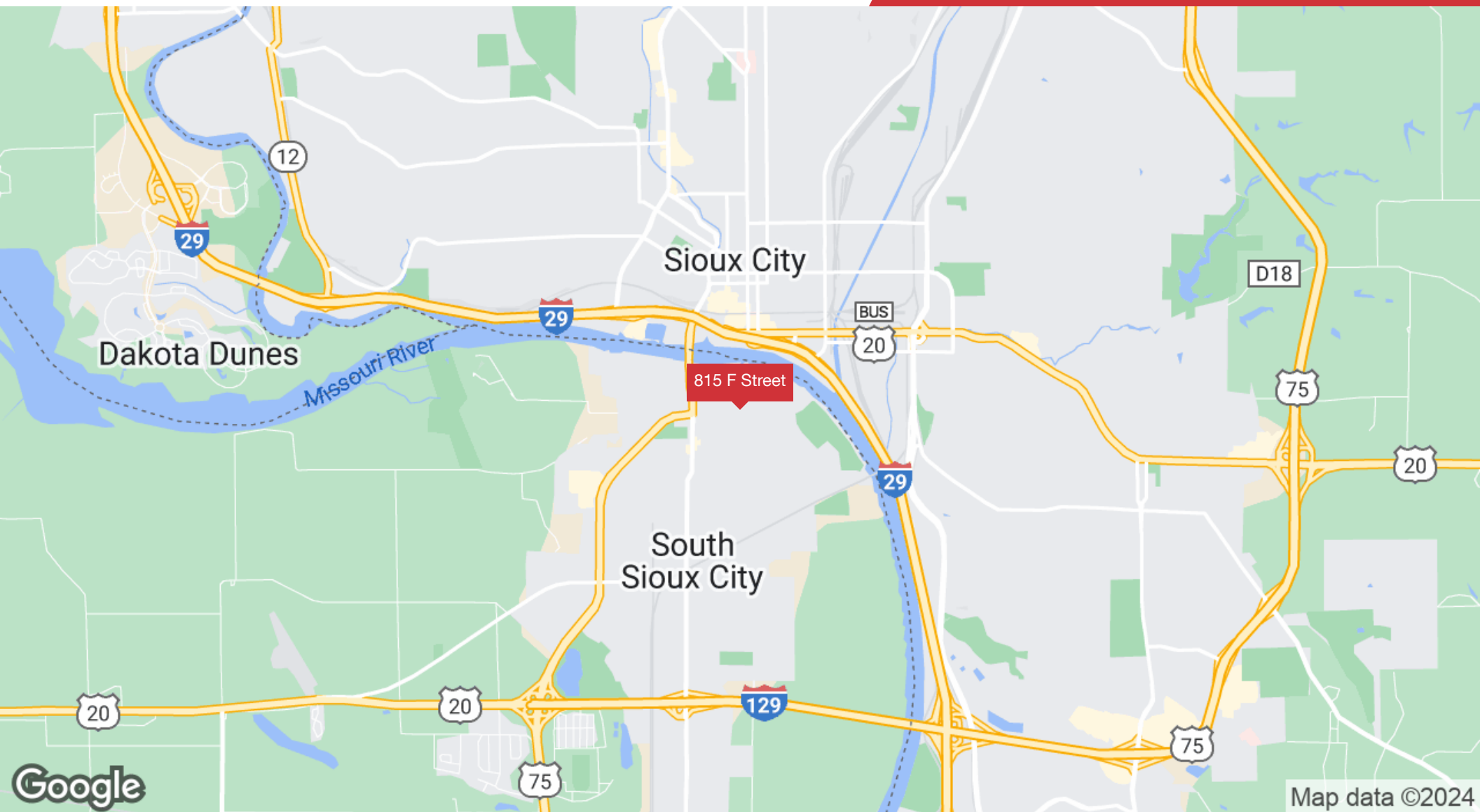
Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	ResAg
Lot Size	3.47 Acres
APN #	220025665
Lot Frontage	256 ft
Lot Depth	592 ft
Corner Property	Yes
Traffic Count	1330
Traffic Count Street	F ST

Parking & Transportation

Parking Ratio	0.47
Number of Parking Spaces	48

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Maxar Technologies

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400 Gold Circle, Suite 120
Dakota Dunes, SD 57049
712 224 2727 tel
naiunited.com

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East Office



1,860 SF Showroom, East Warehouse



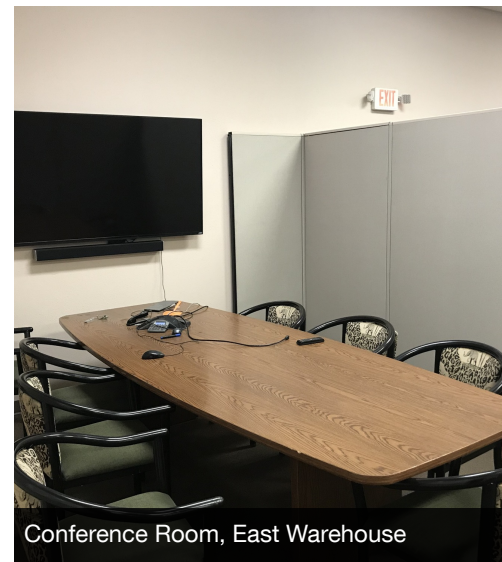
Mezzanine Offices, East Warehouse



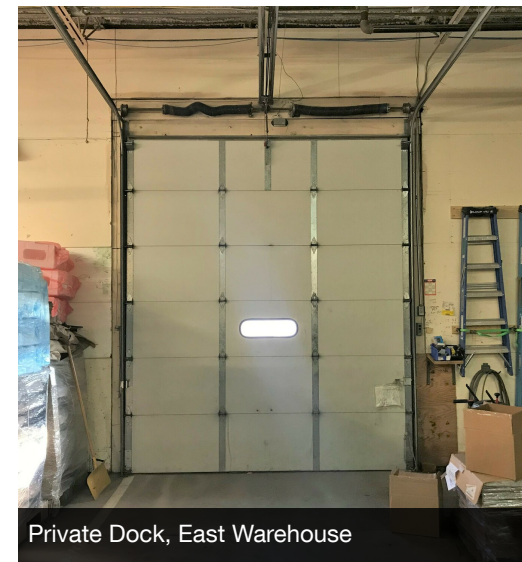
4,500 SF Office Area, East Warehouse



3 Private Offices, 4500 SF Office, East Warehouse



Conference Room, East Warehouse

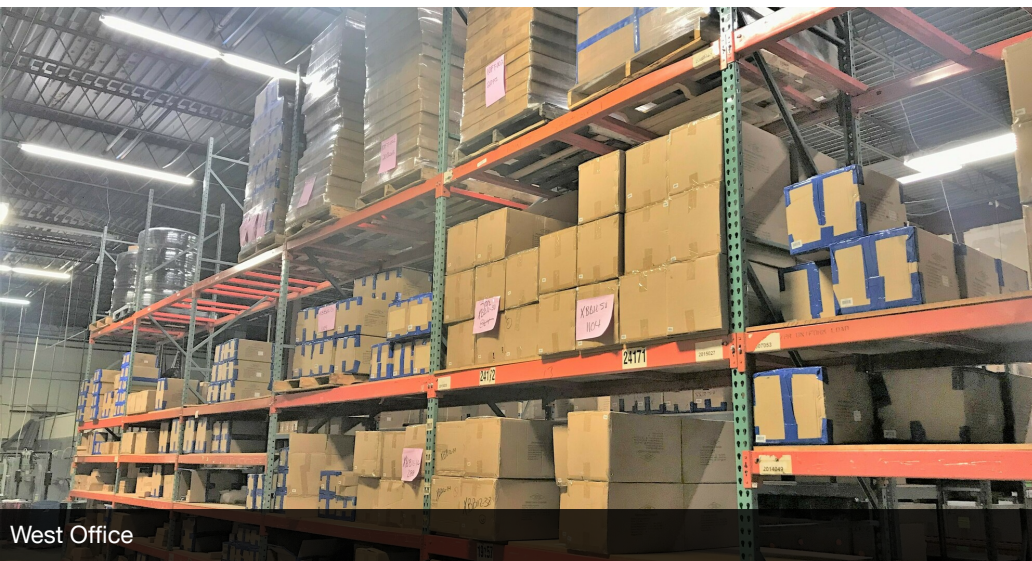
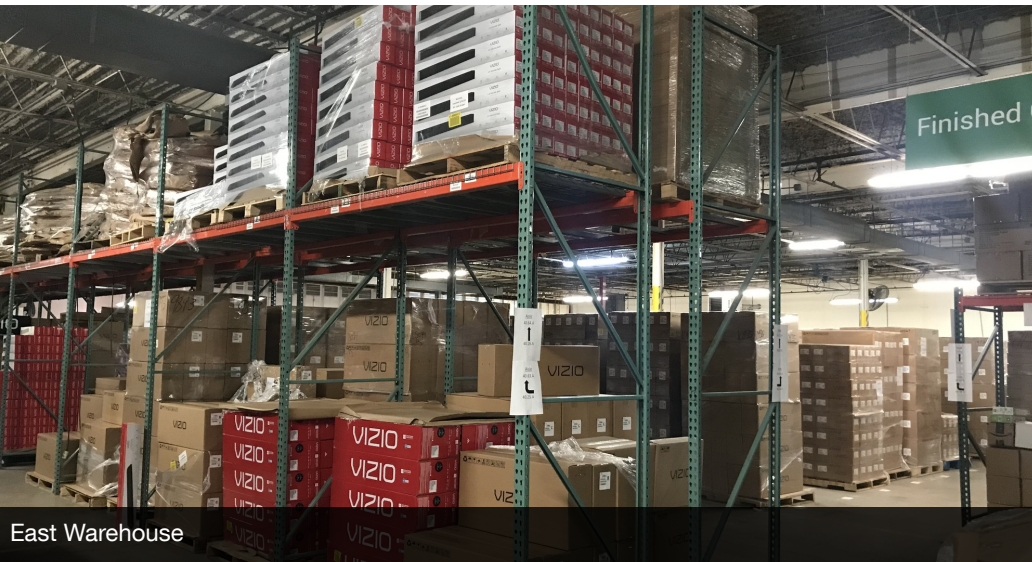


Private Dock, East Warehouse

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	0.5 Miles	1 Mile	1.5 Miles
Population			
Total Population	2,642	7,352	14,478
Average Age	32.5	34.1	33.6
Average Age (Male)	32.9	33.9	32.5
Average Age (Female)	31.1	33.2	33.4
Households & Income			
Total Households	1,001	3,085	6,117
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$62,618	\$58,462	\$52,578
Average House Value	\$84,995	\$78,016	\$77,590

* Demographic data derived from 2020 ACS - US Census

