

Industrial

For Lease

3161 Daniels Lane South Sioux City, NE 68776



For Lease

4,000 SF | \$9.00 SF/yr
Industrial



Property Description

Quality office and warehouse, all in one! 50' x 80' building (4,000 SF) with three overhead doors (14' clear), a finished office/reception area complete with restroom and shower. The office and restroom areas are both air conditioned and heated - warehouse is heated as well.

Location Description

South Sioux City, NE



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Location Information

Building Name	Daniels Lane Flex Building
Street Address	3161 Daniels Lane
City, State, Zip	South Sioux City, NE 68776
County	Dakota

Property Information

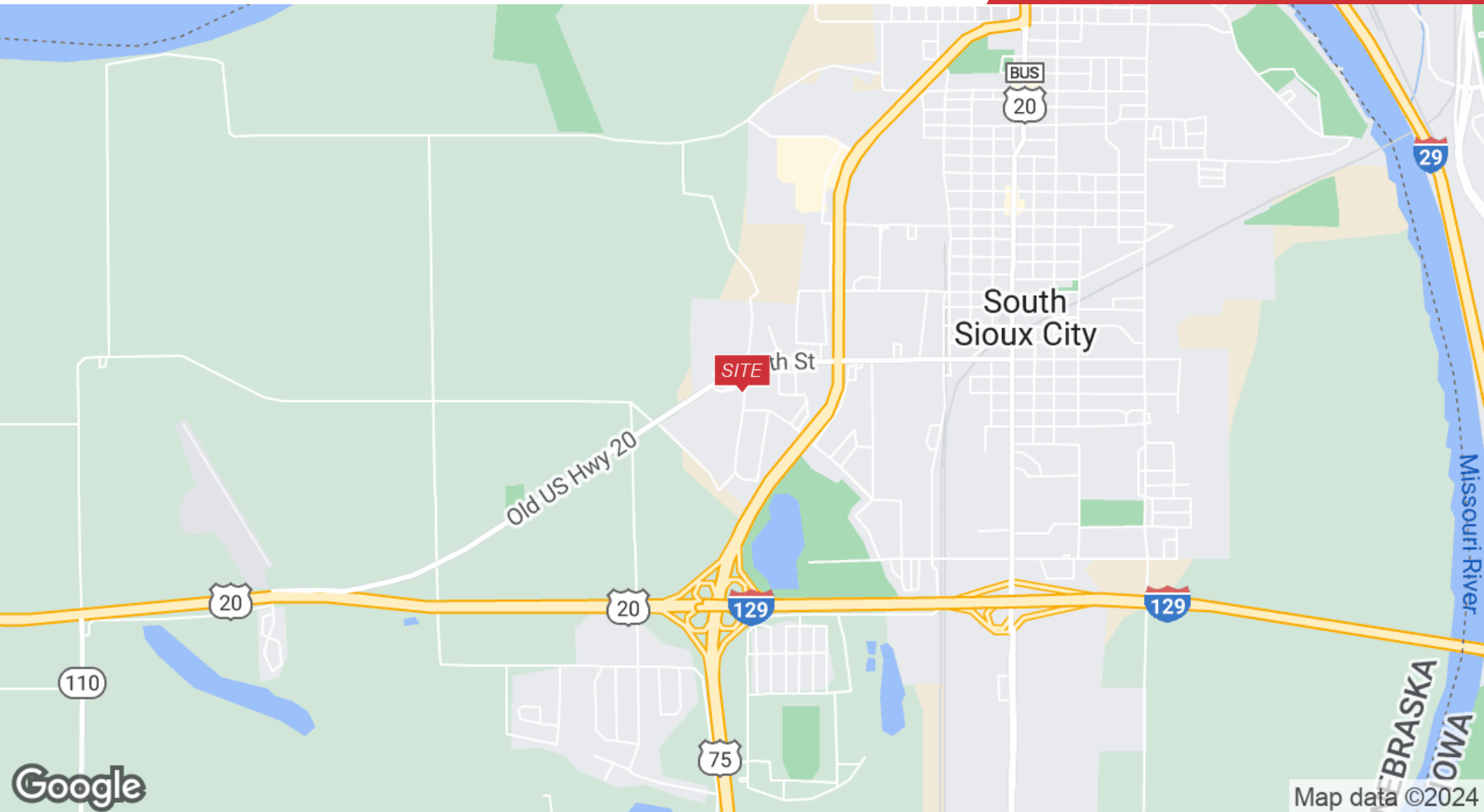
Property Type	Industrial
Property Subtype	Warehouse/Distribution
Lot Size	0.79 Acres
APN #	220274168
MLS #	823067

Building Information

Building Size	4,000 SF
Tenancy	Single
Year Built	2022
Grade Level Doors	3
Drive In Bays	3

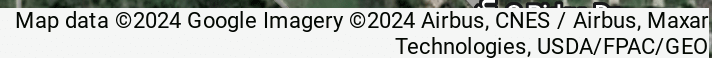


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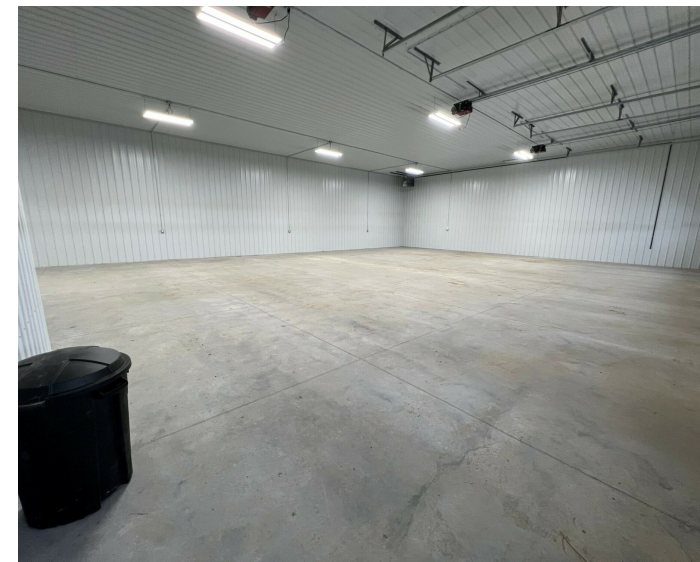


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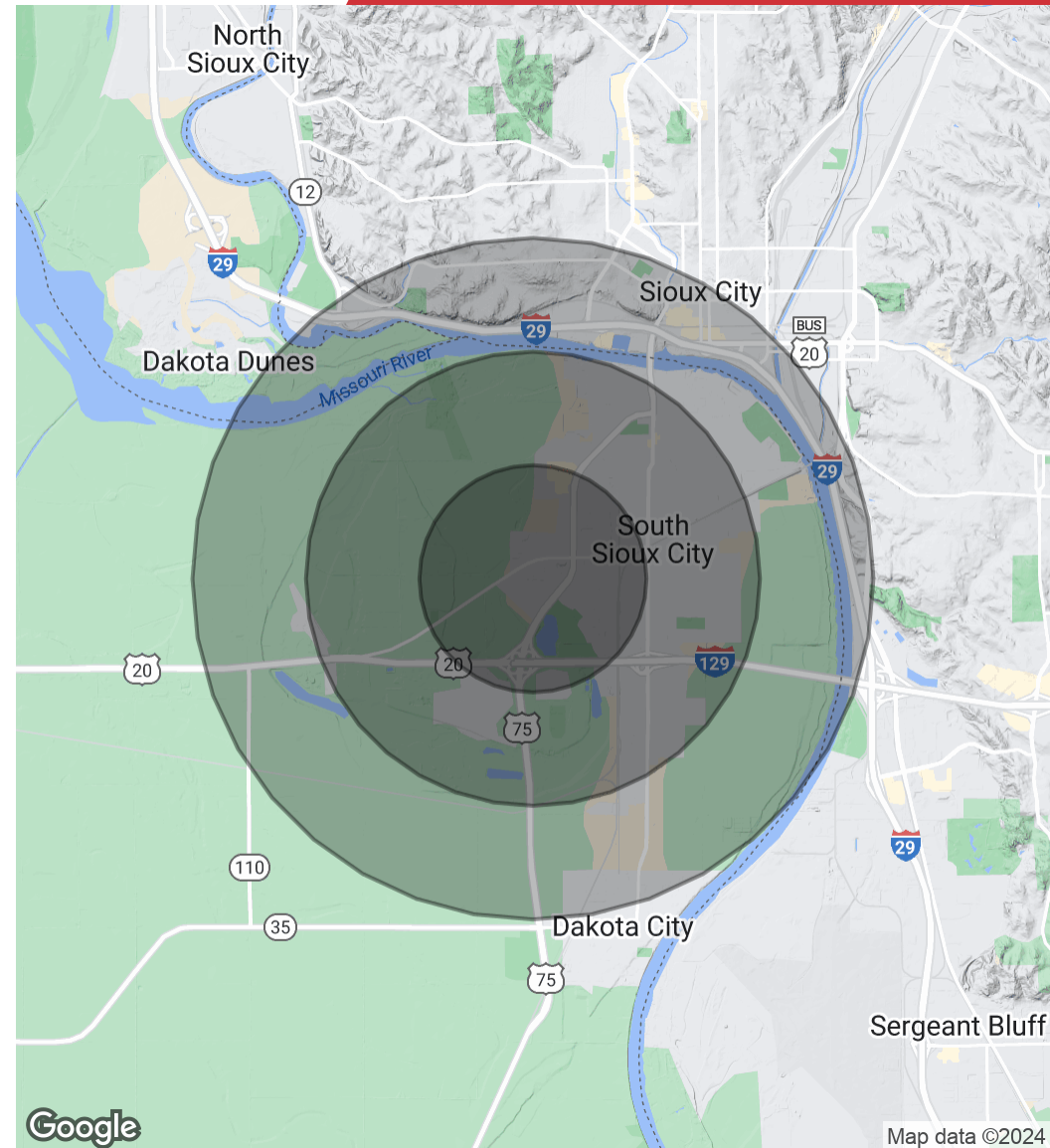
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Population	1 Mile	2 Miles	3 Miles
Total Population	2,460	10,997	24,032
Average Age	28.1	33.5	32.9
Average Age (Male)	35.4	34.6	32.7
Average Age (Female)	23.0	32.8	32.2
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	1,021	4,333	9,538
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$64,737	\$66,527	\$63,541
Average House Value	\$155,810	\$128,678	\$118,100

2020 American Community Survey (ACS)



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