

# Industrial

For Lease

3218 Northbrook Dr Sioux City, IA 51105



For Lease

6,000 SF | \$7.00 SF/yr  
Industrial

### Property Description

Versatile warehouse with both a 14' drive-in and a dock. Has its own driveway and parking area. 19' clear height at the peak and 16' at the eaves. Premises is 60' wide by 100' deep. The office area is 20' wide by 50' deep and includes a kitchenette, restroom and showroom. Landlord pays property taxes, building insurance and repairs. Tenant is responsible for lawn, snow & utilities.

### Location Description

Just south of US Business 75 / Outer Drive intersection for easy access to bypass.



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## Location Information

Street Address	3218 Northbrook Dr
City, State, Zip	Sioux City, IA 51105
County	Woodbury

## Building Information

Building Size	18,000 SF
Occupancy %	66.0%
Tenancy	Multiple
Year Built	1993
Drive-In Door	1
Dock Door	1

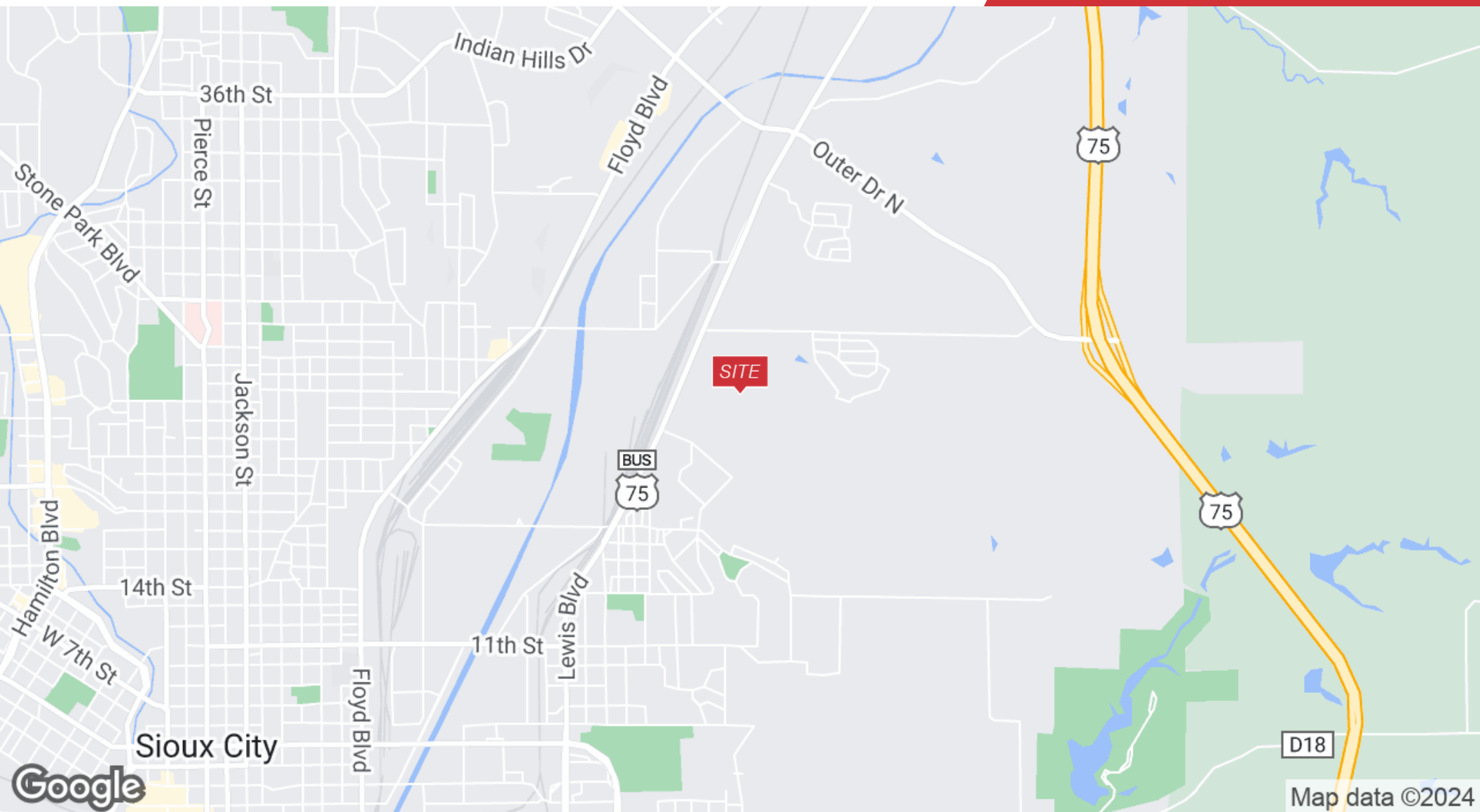
## Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	BP - Business Park
Lot Size	1.35 Acres
APN #	894723176022
Lot Frontage	216 ft
Lot Depth	262 ft

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Population	1 Mile	10 Miles	30 Miles
<b>Total Population</b>	2,146	115,354	166,727
<b>Average Age</b>	29.6	35.4	37.1
<b>Average Age (Male)</b>	31.9	35.1	36.4
<b>Average Age (Female)</b>	26.8	36.4	38.1
Households & Income	1 Mile	10 Miles	30 Miles
<b>Total Households</b>	861	46,995	69,486
<b># of Persons per HH</b>	2.5	2.5	2.4
<b>Average HH Income</b>	\$58,908	\$72,563	\$73,812
<b>Average House Value</b>	\$83,053	\$143,813	\$151,821

\* Demographic data derived from 2020 ACS - US Census

