

Industrial

For Lease

Daniels Lane Industrial Building

408 N. Daniels Ln South Sioux City, NE 68776



For Lease

6,000 SF | \$12.00 SF/yr
Industrial

Property Description

6,000 SF heated warehouse building offers everything you need for your small distribution facility. Property is fenced in, provides two (2) dock high doors, three (3) 14' x 14' OH drive in doors, two private offices, storage room, and restroom. Bonus office space on second level offer ability for conference room or lounge area.

Location Description

Located just north of 29th Street on Daniels Lane.



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Location Information

Building Name	Daniels Lane Industrial Building
Street Address	408 N. Daniels Ln
City, State, Zip	South Sioux City, NE 68776
County	Dakota

Property Information

Property Type	Industrial; Warehouse/Distribution
Zoning	Commercial
Lot Size	3.48 Acres

Building Information

Building Size	6,000 SF
Occupancy %	0.0%
Tenancy	Single
Ceiling Height	16 ft
Office Space	640 SF
Year Built	2024
Dock-High Doors	2
OH Drive-In Doors	3



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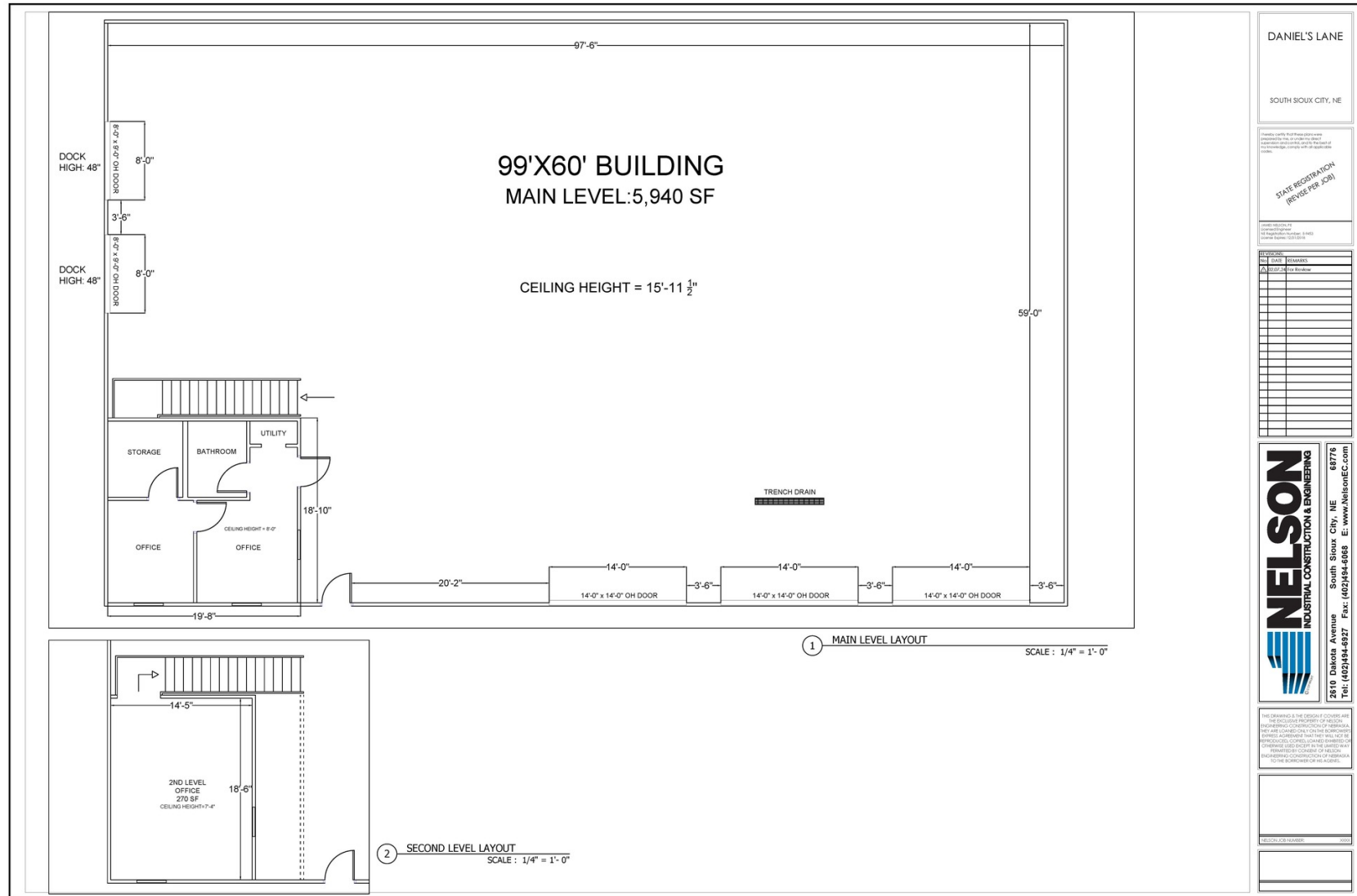


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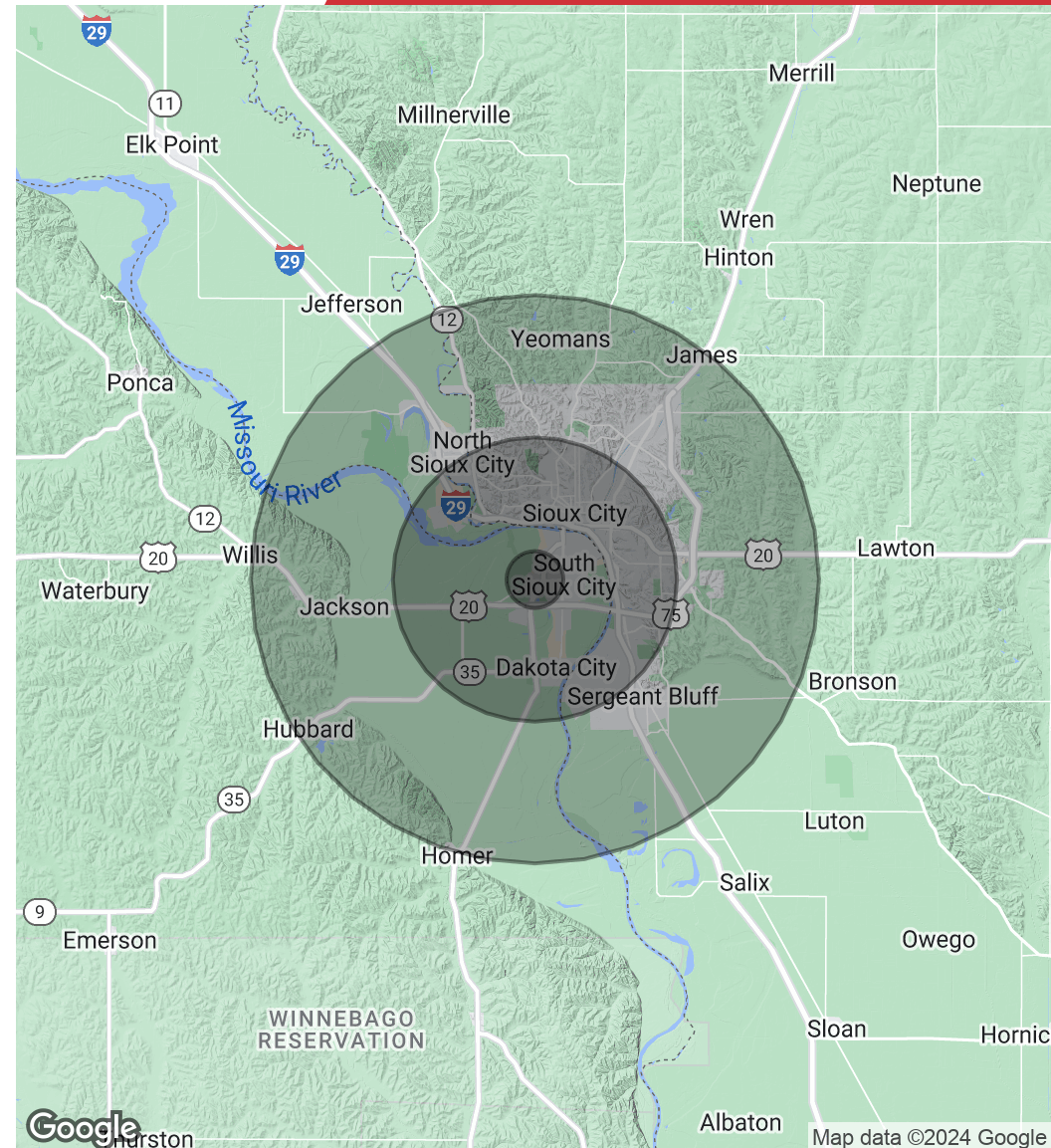




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Population	1 Mile	5 Miles	10 Miles
Total Population	2,603	84,828	114,778
Average Age	29.7	33.6	35.2
Average Age (Male)	34.4	33.7	34.9
Average Age (Female)	26.2	34.7	36.2
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,130	34,605	46,791
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$61,902	\$67,575	\$72,334
Average House Value	\$146,428	\$124,785	\$143,023

2020 American Community Survey (ACS)



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