



Building Type:	Commercial, Office, Retail
Available SF:	4,469
Number of Stories:	1
Zoning:	Business District, Commercial, Office, Retail
Site Size:	1.06 Acres
Year Built:	2000
Former Use:	Office Building
Within City Limits:	Yes
Construction Type:	Brick
Lease Rate Note:	Negotiable - Contact to Discuss
Last Updated:	Sep 17, 2024

Realtor/Owner Contact

Kevin Heiss
Kevin Heiss
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Property and Area Description

Former office building is now available for lease. This property is right off Exit 2 of Interstate 29 and less than a block from River Dr. Great visibility and accessibility.

Population

	116,693	142,255	187,470
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	43,373	52,956	70,012
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Interstate: Interstate 29 (.25 mi.)
Rail Served: No
Rail Served By: Unknown
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: MidAmerican Energy Company
Natural Gas: MidAmerican Energy Company
Water: City of North Sioux City
Sewer: City of North Sioux City